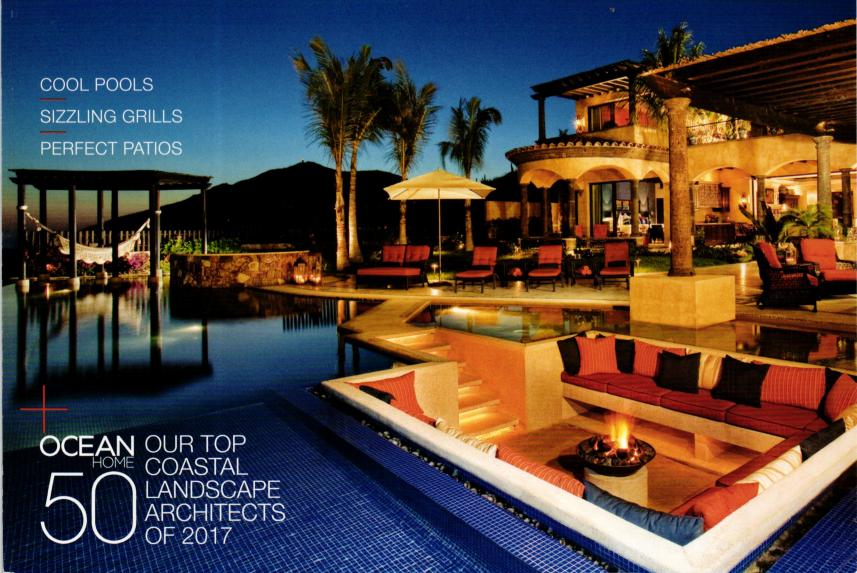
A RAVISHING WATERFRONT GARDEN IN MIAMI | CONTEMPORARY LIVING IN THE CAROLINAS

THE LUXURY COASTAL LIFESTYLE MAGAZINE April + May 2017

OUTOON LIVING STUNNING COASTAL HOMES & GARDENS









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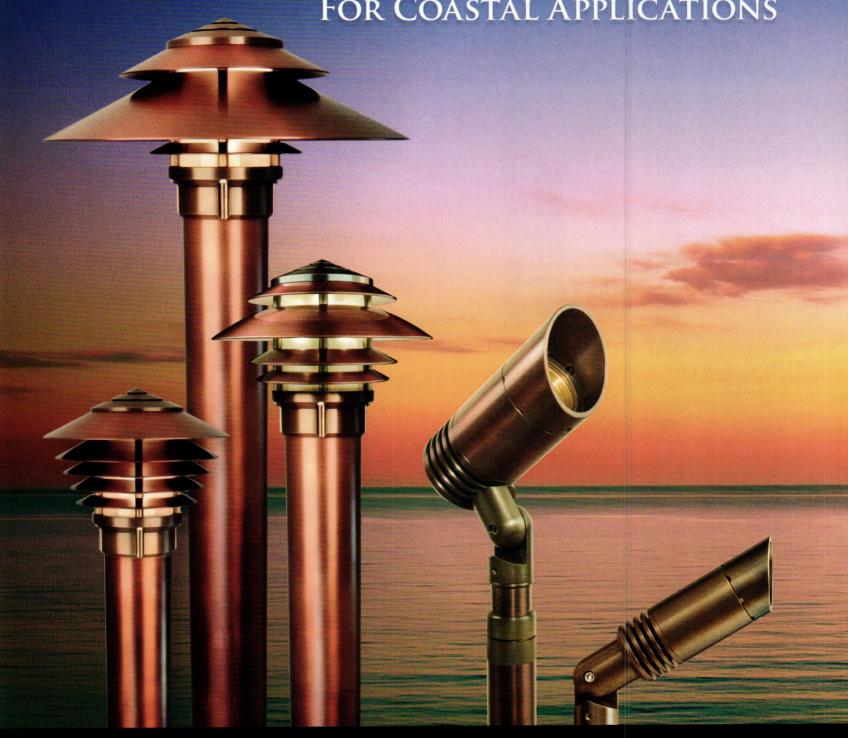
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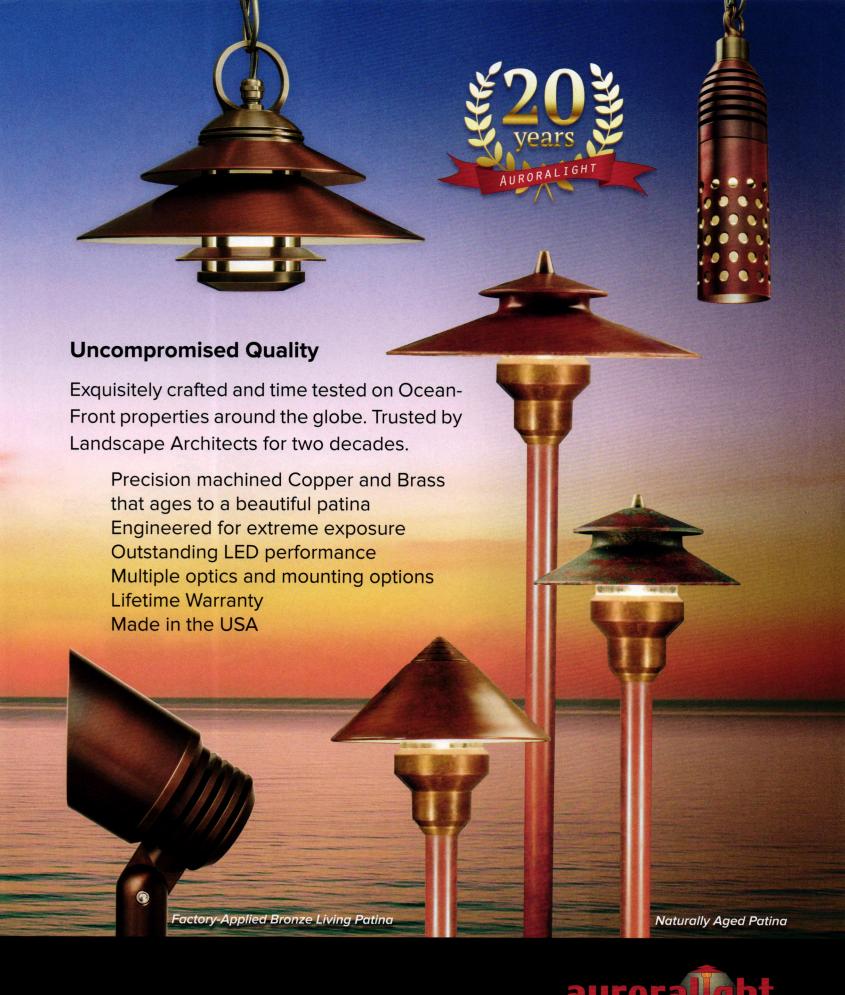


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BRIAN VAN BOWER, SWD Master Aquatic Consultants, Inc., Miami, FL

GENE BROWN, SWD Master Valley Pool & Spa, Kelowna, B.C., Canada

RICK CHAFEY, SWD Master Red Rock Pools & Spas, Gilbert, AZ

STEVE DALLONS, SWD Master Pacific Pools, Inc., Alamo, CA

WILLIAM DRAKELEY, SWD Master Drakeley Pool Company, Bethlehem, CT

> ANDY KANER, SWD Master Aquatic Consultants, Inc., Miami, FL

MIKE NANTZ, SWD Master Elite Concepts, Inc., Dallas, TX

DAVID PENTON, SWD Master Fluid Dynamic Pool and Spa, Fullerton, CA

DAVID PETERSON, P.E., SWD Master Watershape Consulting, Inc., San Diego, CA

> SKIP PHILLIPS, SWD Master Questar Pools & Spas, Inc., Escondido, CA

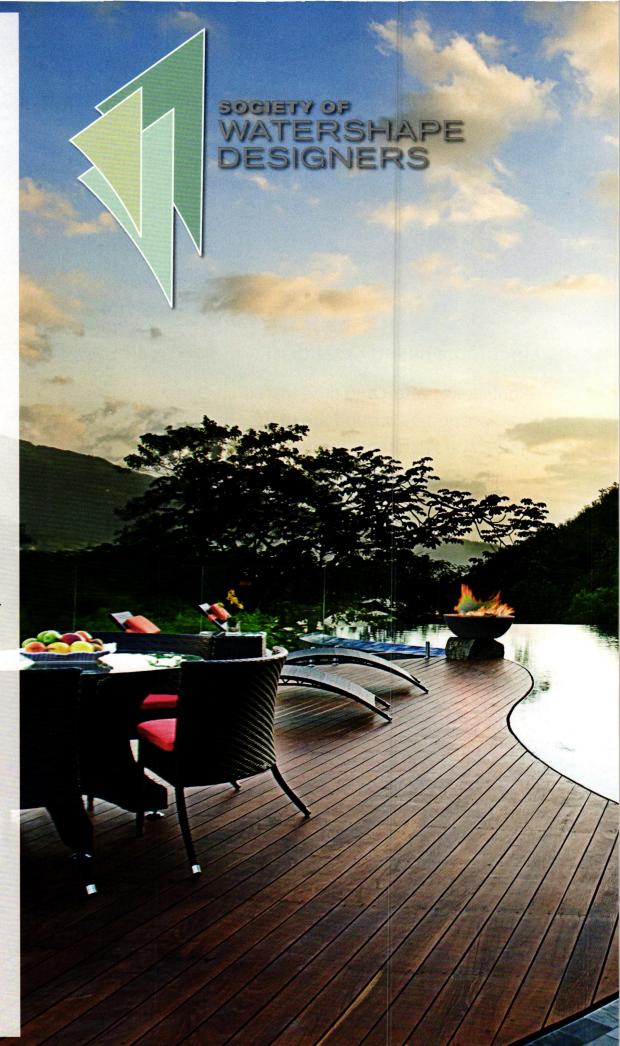
JOAN ROCA, SWD Master Imerzion Corp., Panama

KEVIN RUDDY, SWD Master Omega Pool Structures, Inc., Toms River, NJ

JAMES SCOTT, SWD Master Group Works L.L.C., Wilton, CT

ROGER SOARES, II, SWD Master HydroScapes, LLC, Scottsdale, AZ

STEVE SWANSON, SWD Master The Pool Company, Clayton, CA





OH CONTENTS | FEATURES

April + May 2017 // Volume 12, Issue 3

Outdoor Living

74 LIVING THE DREAM

One of Ocean Home's Top 50 Coastal Landscape Architects of 2017, Deena Bell Llewellyn turns a dream commission in Miami into a spectacular outdoor living space.

82 SHIP TO SHORE

A nautical-inspired home on Figure Eight Island, just off the North Carolina coast, holds a special significance for both the builder and its owner.

90 MAKING A SPLASH

The latest coastal home pools are intricately planned, stylishly designed and always inviting.

OCEAN 50 OUR TOP

OUR TOP COASTAL LANDSCAPE ARCHITECTS OF 2017

PAGE 70

On the cover Night falls over the pool terrace of a residence at Quivira Los Cabos, a luxury golf and residential community in Cabo San Lucas, Mexico.

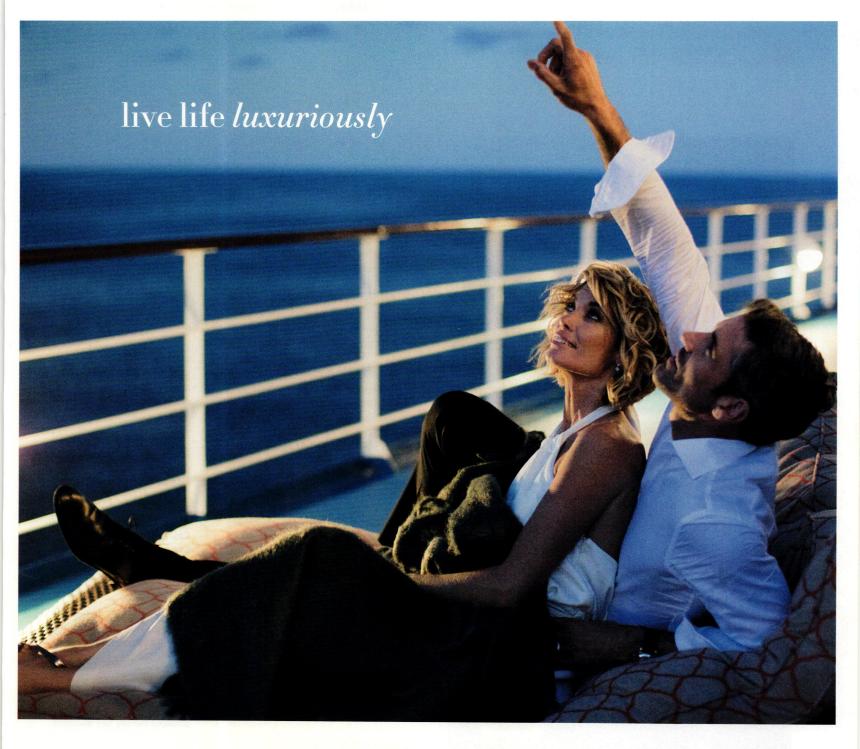
PHOTOGRAPH COURTESY OF QUIVIRA LOS CABOS

This page

A beautiful home overlooking Biscayne Bay is the centerpiece of a stunning garden by Bell Landscape Architecture based in Miami (page 74).

PHOTOGRAPH BY STEVEN BROOKE

8 OCEANHOMEMAG.COM April + Mar





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21

OCEAN HOME LOVES Our pick of the best grills for sizzling outdoor entertaining this spring and summer

FIRST & FOREMOST

Meet Keith Williams, one of America's leading landscape designers in Palm Beach, Fla.

24

PRIME FINDS

Elevate your outdoor living spaces with these stylish and fashion-forward furnishings

26

THE FAB FIVE

Cool and cutting-edge new furniture collections that will transform your pool terrace

28 **FISHER FILES**

Our design experts Jeffrey and Deborah Fisher reveal their top picks for indoor-outdoor living

30 STYLE

A home in Manhattan Beach, Calif., strikes a perfect balance between the city and the coast

32

ENTERTAINING

First-time cookbook author Ashley Melillo creates vegan recipes for omnivore palates

GILLESPIE GRAPEVINE

News and developments at chic waterfront retreats and resorts from Florida to Fiji

128

LAST WORD

This innovative design is being hailed as the greatest invention in golf since the graphite shaft









Outdoor Living 2017 35 **OUTSIDE IN, INSIDE OUT** A leading architect, landscape architect and designer combine to create a stellar coastal home 42 AN INDOOR GARDEN The Urban Cultivator offers a unique way to grow fresh herbs

46 **GOING UNDER COVER** High-tech pergolas are turning seasonal decks into year-round

and greens in your own kitchen

dining and entertaining spaces THE SPIRIT OF ALOHA

Refined luxury, natural beauty and a languid lifestyle await at the lovely Hualālai in Hawaii

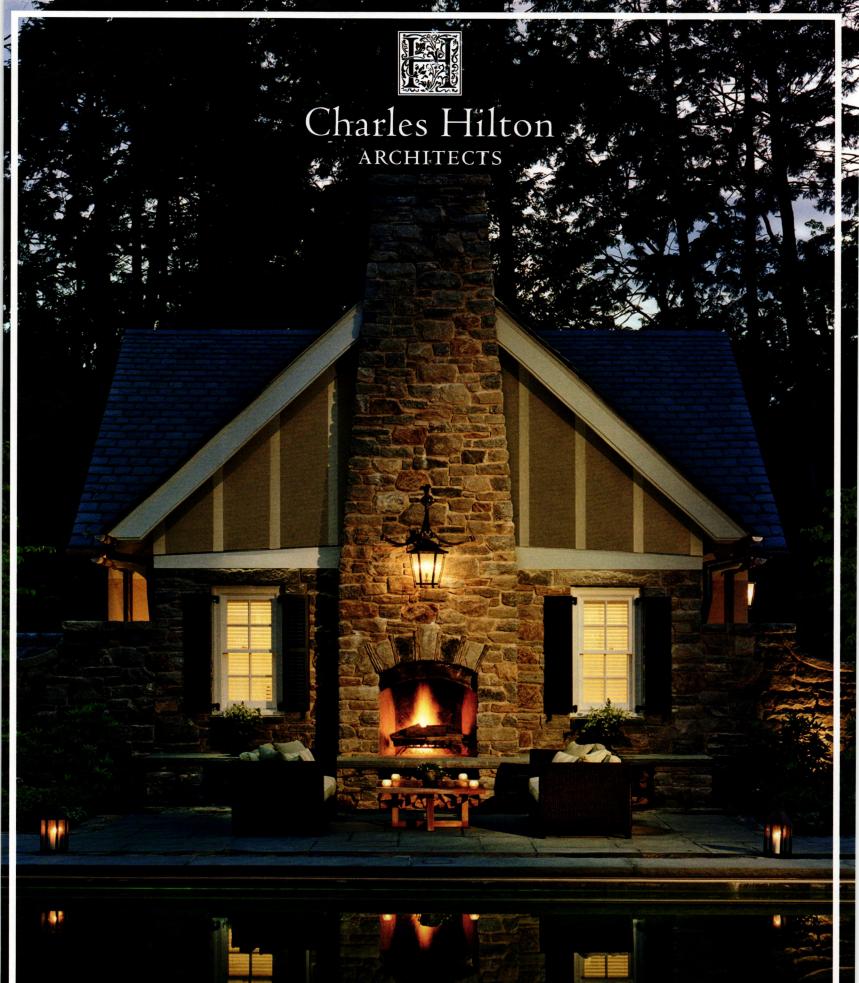
THE FINAL CHAPTER Ernest Hemingway's historic home in Havana offers a rare glimpse into the author's life

58 **OUT OF THE BLUE** The beautiful Scrub Island in

the BVIs is the essence of a relaxed Caribbean escape

THE LOOKING GLASS

A Swiss company designs walls of windows to help enhance the views of any oceanfront home



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OCEAN HOME ON THE GO

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The Drive Home

Looking for a spectacular waterfront home in Miami Beach to showcase your prized automobile collection? Florida's leading real estate agents The Jills have listed 4395 Pine Tree Drive, a modern masterpiece with eight bedrooms, eight spa-style bathrooms and a media room, among other inclusions. Set on a 36,000-square-foot gated estate overlooking Indian Creek, the home also boasts a pool and boat dock, landscaped gardens and a motor court with room for 15 cars. The property is listed for \$22.95 million. Read more at oceanhomemag.com/pine-tree-drive/.

DOWN THE GARDEN PATH

No coastal residence is complete without a spectacular landscape overlooking the beach and ocean. Whether you are looking for great garden and patio design ideas or simply in the mood to indulge in a little international wanderlust, sit back and take a tour of our collection of magnificent tropical gardens. oceanhomemag.com/ 5-tropical-gardens/





A WORLD OF CHOICE

Our strong dollar makes buying real estate overseas an attractive proposition, but where to look? Live and Invest Overseas, headed up by international expert Kathleen Peddicord, recently released its best places to invest in homes in some of the world's most intriguing and unexpected destinations. Read more at oceanhomemag.com/realestatedirectory/.

OUR HOME IS YOUR HOME

Calling all luxury coastal real estate agents from Hawaii to The Hamptons: if you have a waterfront home, estate or land for sale and want to reach a prime and rapidly growing demographic of high-income individuals, list your properties on Ocean Home's House of the Week online resource and watch it sell fast. oceanhomemag.com/HOTW/



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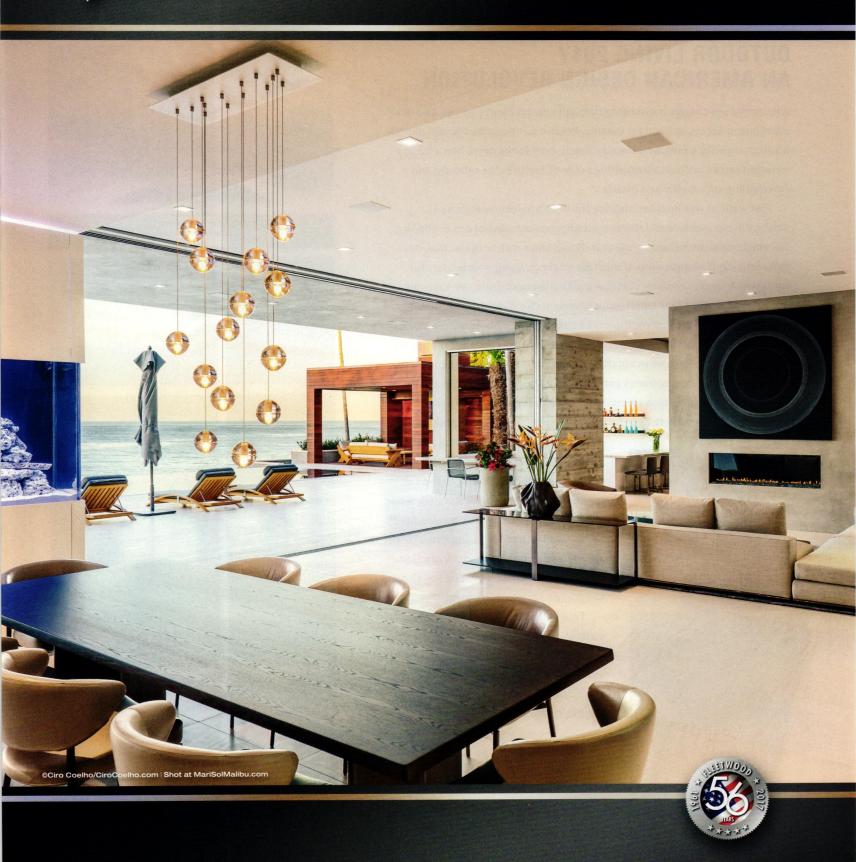


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OUTDOOR LIVING 2017 AN AMERICAN DESIGN REVOLUTION

A dramatic sea change is sweeping through coastal homes across America: everyone, it seems, is heading outside. What was once a house and garden, leading to a wild headland or sandy beach, now looks more like a luxury vacation resort, with an astonishing array of features for relaxing and entertaining with family and friends.

Vast walls of windows are blurring the lines between interior and outdoor living spaces and delivering stunning panoramas of ocean and sky. Seasonal patios are becoming all-year dining areas with pergolas that close automatically if a single drop of rain falls on them, along with heaters for sitting out in cooler months, chef-quality kitchens and grills, eye-catching fire features and outdoor entertainment systems for movies under the stars.

Perhaps the biggest revolution is in coastal home pools, where sleek geometric designs, sunken spas, Baja ledges, cutting-edge tile technology and remarkable advances in smart pool automation are creating fantasy playgrounds that homeowners can control at the touch of a button.

Coastal gardens are also changing with the times, alive with breathtaking new designs that are more environmentally sensitive and ecologically sound.

> There's now a greater emphasis on native grasses and plants that are better suited to their surroundings, drought and salt resistant and don't require so much water.

All this, and much more, is celebrated in this special Outdoor Living issue. We're also delighted to announce Ocean Home's second annual OH50 List, our Top Coastal Landscape Architects of 2017.

This is our salute to the visionary coastal designers who not only create extraordinary outdoor living spaces, but also give us a deeper connection to the coast and ocean and all the wonderful things that nature bestows on us.

Andrew Conway

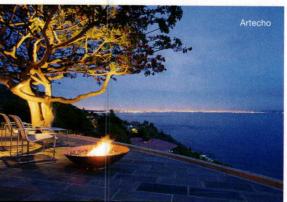




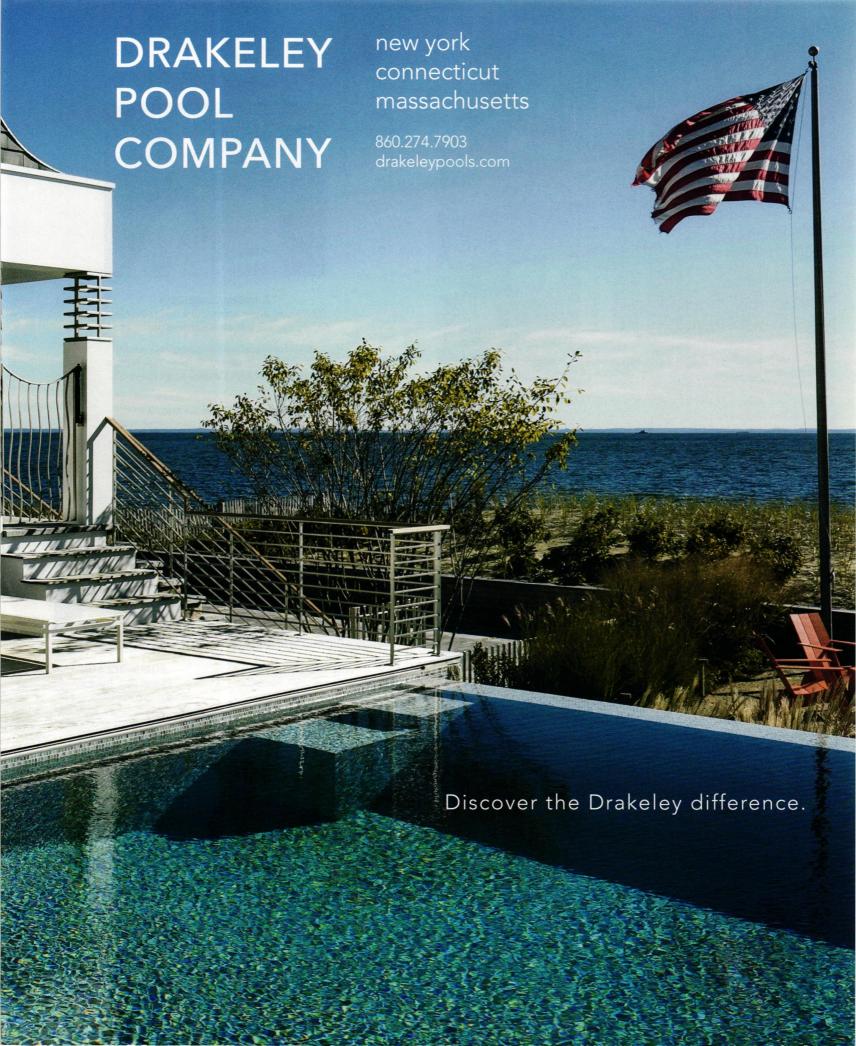
We'd love to hear from you. Send your ideas and comments to editor@oceanhomemag.com or visit oceanhomemag.com.

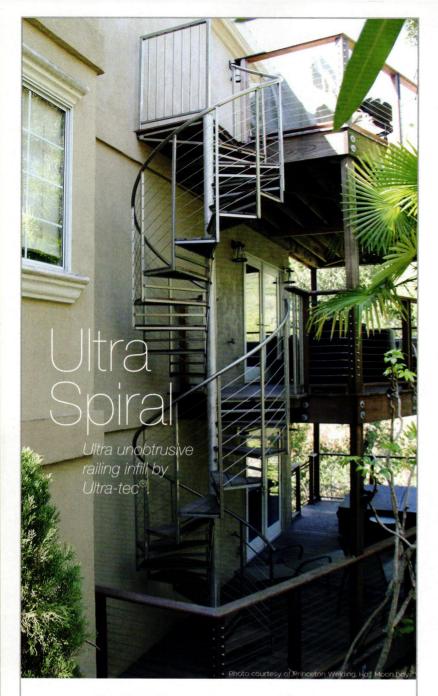












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Contributors



J. MICHAEL WELTON

Mike writes about architecture and publishes a design magazine at architectsandartisans.com.

What have you written about this issue?

A striking contemporary home on Figure Eight Island off the North Carolina coast (page 82).

What do you like most about the home?

Its roof-top pool is a unique feature on the island and is sure to be a trendsetter there.

Your perfect ocean home would be...

Modern, sustainable, maintenance-free and oriented to the sun and sea on Grand Cayman.



JENNIFER SPERRY

Ocean Home's senior copy editor, Jennifer is a writer, editor and stylist based in coastal Mass.

What have you written about this issue?

The exciting new trends and innovations that are on the horizon for coastal home pools in 2017 (page 90).

Which pool features do you like the most?

Seemingly simple rectangles that are deceptively complex, with a sunken spa, sunning shelf and infinity edges.

Your ideal outdoor entertaining space?

My must-haves are an outdoor kitchen with grill, a push-button fire pit and pool house with gym equipment.



SHAUN TOLSON

Based near Boston, Shaun is a freelance writer who covers luxury lifestyles, travel, golf, wine and spirits.

What have you written about this issue?

The design revolution in pergolas transforming decks into all-year outdoor living spaces (page 46).

What do you like most about the designs?

The clever sensors that automatically close the louvers when just a single drop of rain falls on them.

Your ideal outdoor entertaining space?

A fire pit, a refrigerator for craft beer, comfortable seats, an oversize flat-screen TV and a putting green!

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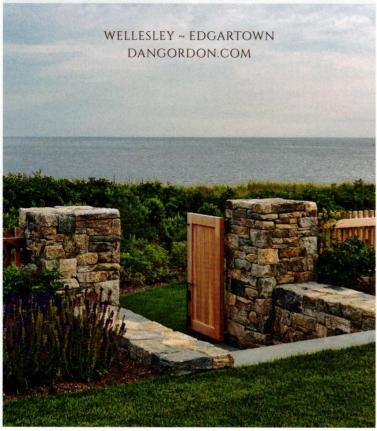


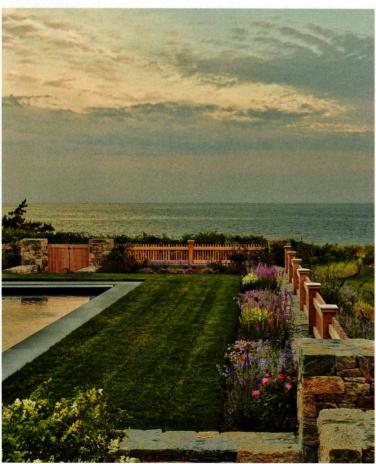






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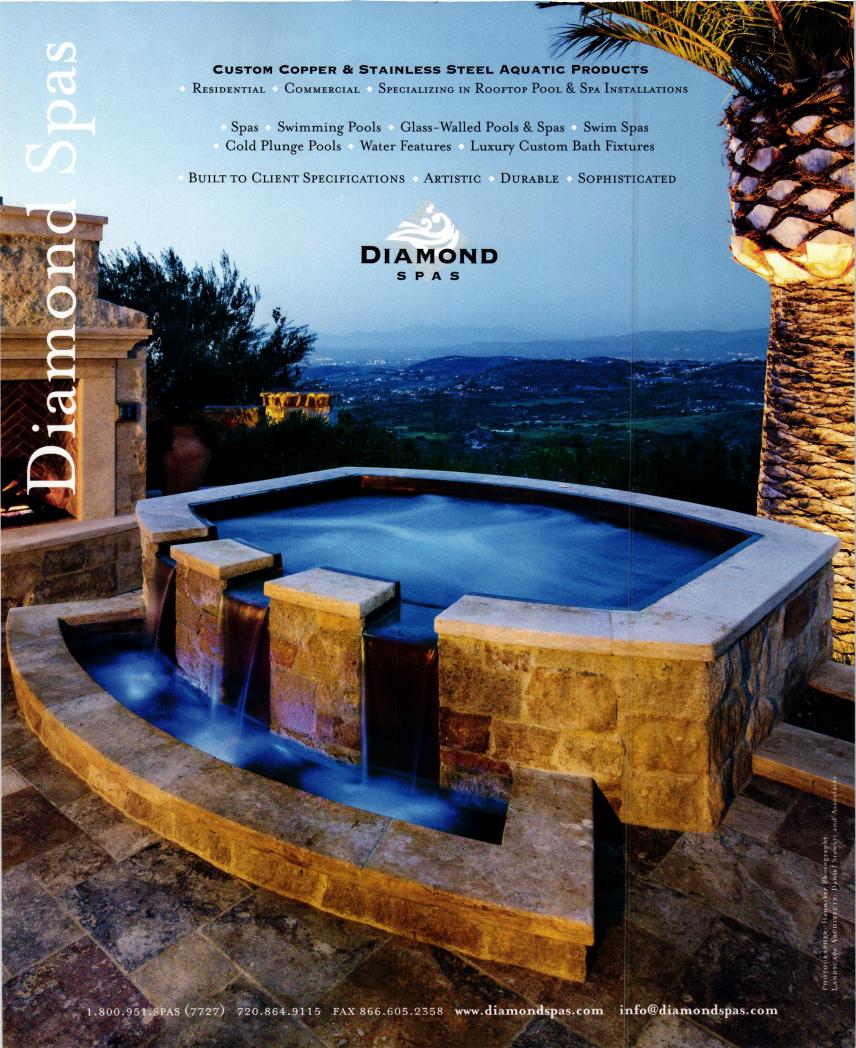
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His Natural Environment

A Q&A WITH TOP LANDSCAPE DESIGNER KEITH WILLIAMS, A PRINCIPAL OF NIEVERA WILLIAMS BASED IN PALM BEACH AND NEW YORK CITY

ne of the world's most sought-after landscape designers, Keith Williams is the visionary behind stunning residential gardens from Palm Beach to the Bahamas and Shanghai, China. A master of his medium, Williams blends extravagant structural elements, rare and exotic plants and stylish furnishings to create perfect outdoor living spaces. He has recently launched his own outdoor product line, and is one of *Ocean Home*'s Top 50 Coastal Landscape Architects of 2017.

What's your earliest garden design memory?

My mother, a master gardener, always had me working with her in our garden at home and would often take me to nurseries when I was young. I remember running around and admiring the plants and trees. They always seemed so big back then, and I remember the aroma from all of the fresh flowering plants.

Where do you find design inspiration?

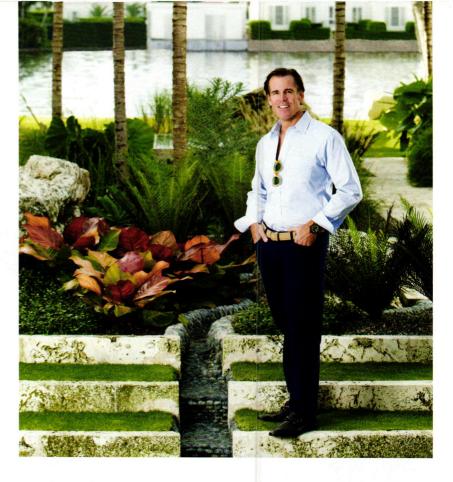
Traveling is the best inspiration, and Italy to me is perfection; I always come home inspired and energized from a design standpoint. I also really admire the grand gardens in Scotland and France.

Who are your landscape design heroes?

Burle Marx, Thomas Churchill and Beatrix Farrand – all of them pioneers who created and developed new and unique styles and ways of thinking about landscape design.

What trends are you seeing in coastal landscapes?

Most clients now are very educated when it comes to landscapes. They understand the importance of creating sustainable gardens – and quite frankly, the most successful gardens on the coast are sustainable. Major trends are material choices for sustainability and longevity. We are incorporating more natural materials such as ipe wood and coral and combining the two



materials into a design element. We are also finding more high-tech irrigation systems that help to save water, and using plant materials that are more native and natural to their environment.

What's the philosophy behind your designs?

We are creating living spaces and experiences; places that people can enjoy, whether it's a pool, entertaining room or a place to dine. It is all about creating an outdoor environment that is pleasing to look at and easy to live in and enjoy.

What makes a great coastal home landscape?

Meeting a client's expectations in terms of the proposed design intent and functional use. Protecting and preserving the surrounding environment as well as creating a cohesiveness between a home's architecture and garden.

When and where are your products available?

My new product line will become available this year at Pennoyer Newman, *pennoyernewman.com*.

What's the most important advice you give clients?

Don't be afraid. Dream a little; imagination let loose can lead to great designs. Spend the money on good materials. Preparation is key to a successful design and its implementation. Always do your homework; there are some great resources online. Oh, and always hire a professional. *nieverawilliams.com* **OIH**

Master of his craft Landscape architect Keith Williams says the most successful

the most successful coastal gardens are sustainable, with an emphasis on natural materials, high-tech watering systems and native plants.

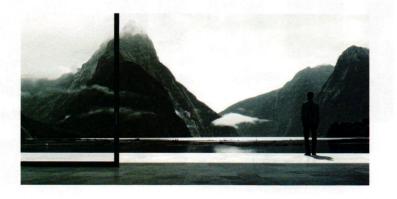


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styled by Melissa C. Gillespie

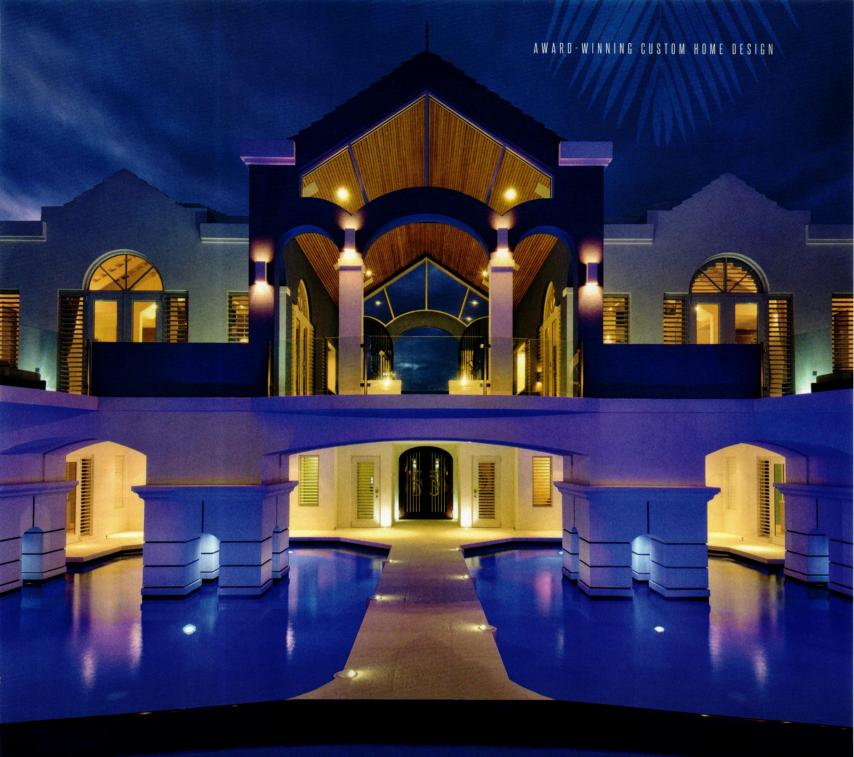


- 1 Séura Storm Ultra Bright TV Séura seura.com
- 2 Modular Outdoor Cabinetry Sierra Outdoor Designs sierraoutdoordesigns.com
 - 3 LaCantina Folding Door System LaCantina Doors lacantinadoors.com
 - 4 Java Lounge Chairs Seaside Casual seasidecasual.com
- 5 Billiards Table James de Wulf restorationhardware.com
 - 6 Bar Cart Lloyd Loom Collection lloydflanders.com

For more great design inspiration, check out oceanhomemag.com.







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words by Julia Johnson







1 First Among Equals

Dedon's first fully upholstered collection, Brixx by Lorenza Bozzoli is simple yet sophisticated. This flexible system of rectangular modules allows homeowners to design islands of luxurious comfort. Accessible from all sides, the collection brings people together for stylish social gatherings in a whole new way. dedon.de

2 Pure Relaxation

Sleek lines and comfort are the hallmarks of the Pure Collection by Viteo. Made from durable teak, concrete, Corian and aluminum, and available in single seating, armchairs or entire lounge settings, this contemporary design will be a centerpiece of any coastal home patio. casaoutdoorboston.com

3 All Hands On Dex

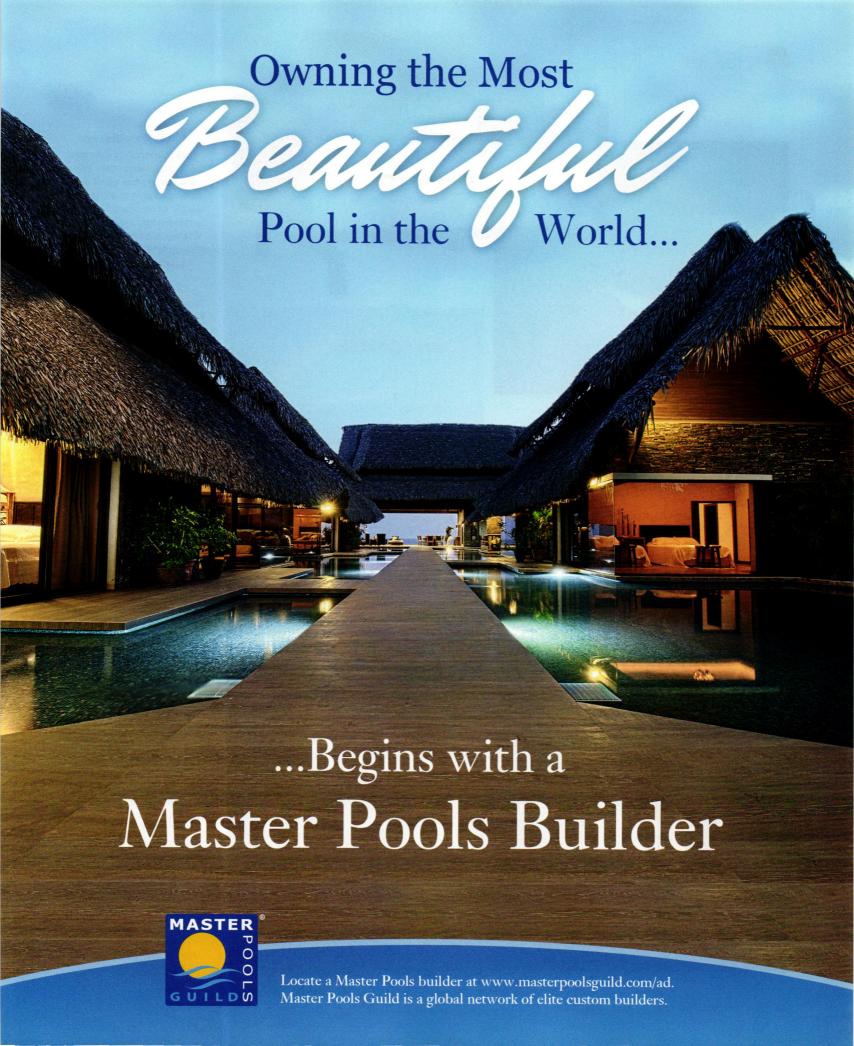
The Dex Collection by Seaside Casual fuses signature styling with modular flexibility. Deep cushioned comfort provides ample room for relaxation and conversation around the deck, pool, patio or hearth. A cushioned ottoman lends the final touch for this fashion-forward outdoor living solution. seasidecasual.com

4 The French Connection

The Kalife Collection by French firm Sifas is designed for maximum comfort and durability with a splash of chic Gallic flair. The furniture structure is made from lacquered aluminum in matte gray with fast-drying and easy care cushions available in white, gray, gold and golden circles on gray. sifas.com

5 Living On The Ledge

Relax in or out of your pool with this new sectional by Ledge Lounger, designed for use in water up to 10 inches deep or on a deck or patio. Made with highquality UV8-rated resin and Sunbrella fabrics, the modular interlocking pieces can be placed in multiple configurations. ledgeloungers.com





The Great Outdoors

OCEAN HOME'S DESIGN EXPERTS JEFFREY AND DEBORAH FISHER UNCOVER FIVE MUST-HAVES FOR STYLISH OUTDOOR LIVING



1 Let There Be Light

Solar Outdoor by Foscarini adds a luminous effect to any coastal landscape whether used as singles or in multiples. The electric bowl-shaped lamp has a stake underneath to secure it firmly into the ground while allowing for an angle tilt of up to 15 degrees. foscarini.com

2 Rock The Cradle

Though designed for outdoors, the Tortuga Lounge Chair, with its classic proportions and serene sensibility, could easily be from Holly Hunt's indoor seating collection. Stunning from all angles, Tortuga's terrapinlike woven shell cradles the luxurious cushions as if holding another chair. hollyhunt.com

3 Catch The Wave

We love a chaise lounge that's dynamic, extremely comfortable and eliminates the tedious job of storing cushions during inclement weather. The Wave by Brown Jordan brightens any pool deck with vibrant powder-coated colors or is simply sleek in black or white. brownjordan.com

4 Shore Thing

They may look like leather, but Shore rugs are actually made of silicone and hand-woven in England. Available in several colors and sizes, they're the perfect non-slip, cushioned mats for patios, pool decks or yachts, and are both easy on the feet and the eyes. shorerugs.com

5 Cooking Class

Proudly made in America. Evo will fire up your outdoor entertaining this spring and summer. The black oil-seasoned steel cooktop, 30 inches in diameter, is heated underneath by gas tube burners, allowing users to vary the temperature across the inner and outer cooking zones. evoamerica.com



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BETWEEN THE CITY AND THE COAST

words by Melissa C. Gillespie

- 1 Custom Sofa Annette English & Associates annetteenglish.com
- 2 Custom Venini Fixed Pendants Minotti minotti-la.com
- 3 Lancaster Wing Chair Michael Berman michaelbermanlimited.com
 - 4 | Caste Coffee Table Holly Hunt hollyhunt.com
- 5 Grand Repos Armchair and Ottoman Jules Seltzer julesseltzer.com
 - 6 | Bliss Area Rug Thema thema-llc.com



"This was a fresh start for our clients, moving from a very traditional home to a new space with a modern vernacular. The living room needed to feel spacious and airy, and yet have a lot of warmth. The end result: a jewel box of a room with unique and interesting pieces that are harmonious and playful."

Annette English, Principal, Annette English & Associates annetteenglish.com

COLOR SWATCHES



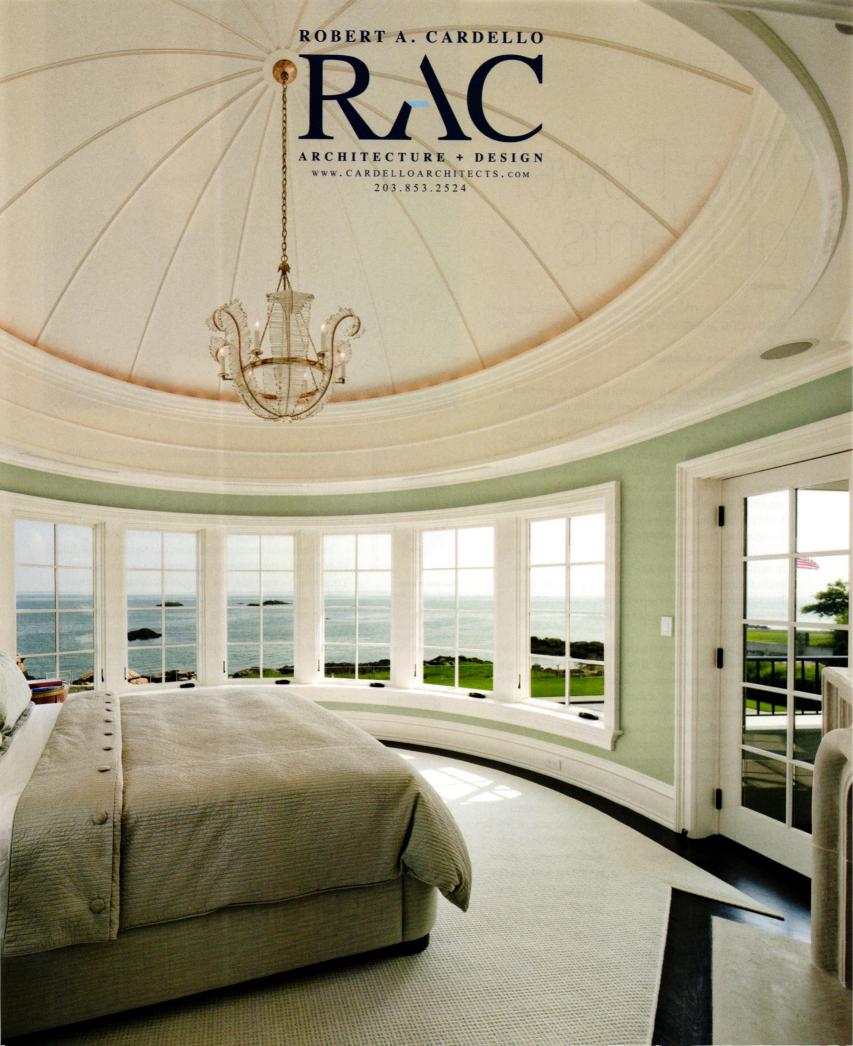








TANGERINE CHARCOAL



The Power of Plants

COOKBOOK AUTHOR ASHLEY MELILLO BRINGS AN OMNIVORE APPROACH TO HEALTHY VEGAN FOOD

words by Karina Antenucci

pring offers a cheerful energy of renewal and rebirth, with new blooms in oceanfront gardens, fresh herbs in coastal kitchens and delicious recipes for entertaining that celebrate the vivaciousness of the season.

In her first cookbook, *Blissful Basil*, Chicago-based author Ashley Melillo does just that. A high school psychologist by day and vegan food blogger by night, Melillo offers more than 100 plant-powered recipes designed to promote vibrancy, health and happiness.

Melillo went vegan in 2014 (after going vegetarian in 2010) for ethical reasons, and found the benefits included more energy and a sense of personal calm. But she also understands this lifestyle choice is not for everyone – including her husband and most of her family and friends.

This is why she created a cookbook with recipes – many of which are also free of gluten, soy and refined sugar – which even omnivores can enjoy and use to entertain.

"Healthy eating isn't about deprivation. It is about adding more vibrant foods to your plate," says Melillo. "I want to make vegan dishes more accessible to people who aren't necessarily vegan."

Indeed, all of her chosen recipes had to be meateater approved before making the final cut.

THE DETAILS

Blissful Basil is published by BenBella Books, rrp \$21.95, available from Barnes & Noble, Amazon, Target and other bookstores. For more information, visit blissfulbasil.com/the-book. The cookbook focuses on creative combinations of whole foods that cover all meal essentials, from breakfast and snacks to veggie-centric main courses and desserts. It also features a helpful

list of recommended vegan pantry items, such as sorghum and arrowroot flour.

Some of Melillo's favorite recipes include: the Pretty





Blissful meals Cookbook author Ashley Melillo, top, and her new book Blissful Basil offer an array of healthy seasonal recipes.

in Pink Quinoa Confetti Salad that she calls "refreshing yet satisfying"; a Flourishing Fiesta Power Bowl with taco crumbles, pico de gallo, guacamole and shiitake bacon, which she says is "so filling and just packed with fresh vegetables, flavors and textures"; and her Blackberry-Sunflower Crisp for a delicious seasonal dessert.

Her unusual concoctions from the Smoothies & Juices chapter, like the Energizing Carrot-Cake and Electric Turmeric-Lemonade, are perfect for a spring brunch.

The author's advice for those looking to cook vegan for the first time is to take it slowly. "Get familiar with a couple of new ingredients, add more vegetables to the plate and don't overcomplicate things," she says. **OlH**

RECIPE

ELECTRIC TURMERIC-LEMONADE SMOOTHIE

Makes 1 (24 ounce) or 2 (12 ounce) smoothies

- 1½ cups peeled and diced ripe fresh mango (1 large mango)
- 1/2 cup seedless green grapes
- 1/2 to 1 cup ice
- 1/2 cup coconut water or filtered water
- 2 tablespoons fresh lemon juice
- 1/4 teaspoon ground turmeric
- 1 to 2 Medjool dates, pitted (optional, to sweeten)

Add all the ingredients to a high-speed blender and blend until smooth.





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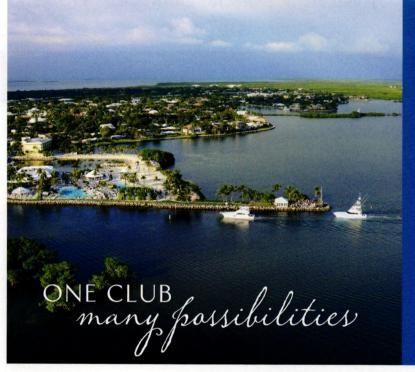
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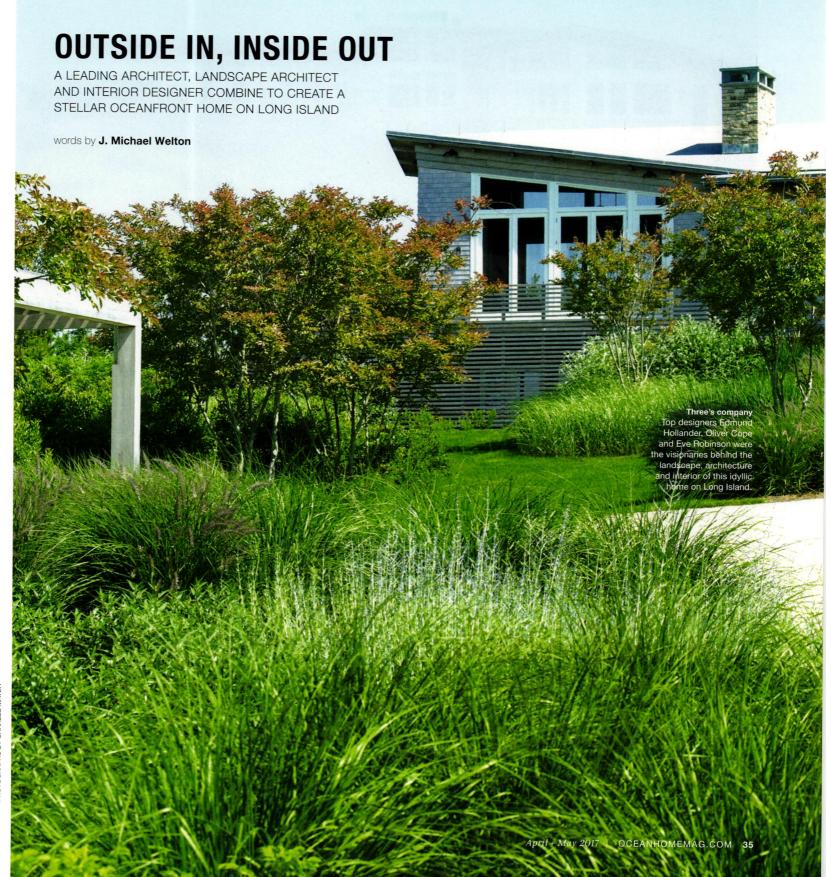
KEY LARGO, FLORIDA

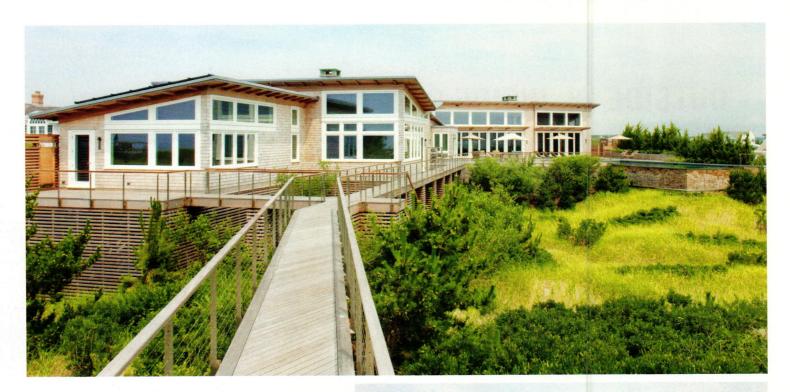


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Outdor Living





ut near the village of Quogue, on the south shore of Long Island, lies a beach house that can't be seen from either ocean or bay. It was deliberately designed that way in a collaboration between landscape architect Edmund Hollander and architect Oliver Cope.

Their clients, a multigenerational family in search of a place to gather for weekends, vacations and holidays, gave the designers a rare and coveted assignment: a free hand to design and deliver their vision on a double lot.

"They said, 'Give us a great beach house and all that comes with it," Hollander recalls. "Then they let us do that for them."

"It was important that it be a welcoming family place." Cope says. "We particularly focused on how the home would work its way into the coastal landscape, and the tremendous views of the ocean, with its constantly changing world."

To do that, they tucked the two-story, 11,000-squarefoot house behind a dune line on the ocean side, and then hid it with raised, contoured plantings on the bay side. The effect is to shield it from passing cars and obscure it from the beach behind the dune scape.

They also reversed the traditional functions of the home's two levels, yielding extraordinary, second-story panoramas in the process. Cope turned the house upside down, placing sleeping quarters on the lower level and the living spaces atop.



He added a 12-foot-high swimming pool between dune and house, connecting it to the home's lower level via a deck, and then inserted walkways out to the beach.

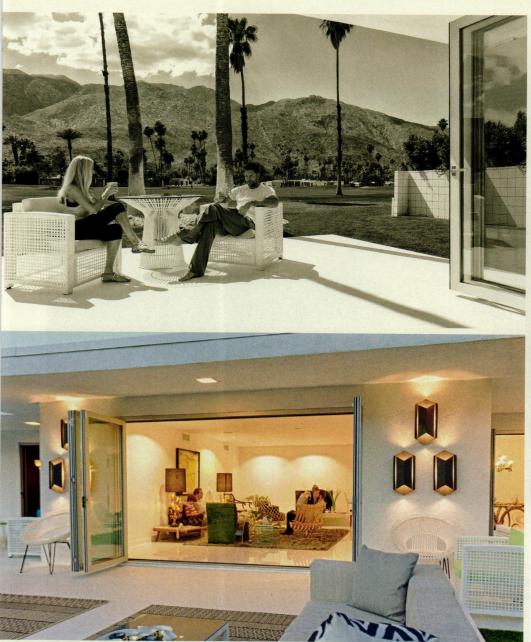
"We broke down the mass, so the walkways are floating out above the dune, and you're walking at the top of small trees and bushes," Cope says. "Ed's design is fantastic; this is a marvelous, beach-y landscape."

A series of thoughtful design gestures by Hollander - one of Ocean Home's Top 50 Coastal Landscape Architects of 2017 (see page 70) - took the entire site into consideration, so the house becomes an integral

Elevated living

A 12-foot-high pool and raised walkway that appear to float out above the dunes are just two of many creative ideas by top landscape architect Edmund Hollander to connect the home with its magnificent oceanfront setting.

MADE FOR LIVING



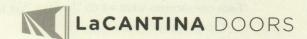






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part of the overall design.

"It's not like there's landscape and architecture. The entire property is their home," Hollander says. "You look at all of the property and the components within it: driveway, tennis court, home, pool and dunes. It's designed from the outside in and the inside out."

He achieved that by carving spaces out of the existing landscape, rather than imposing a new regime on the ecologically sensitive area.

On the ocean side, he planted native beach grasses - bluestem, bayberry and beach plum. On the bay side, where gray tones dominate, he inserted lavender and blue plants like Vitex (chaste trees) and butterfly bushes.

"We were looking for a landscape that felt appropriate within the setting that was there," Hollander says. "There's a natural beauty on the ocean side, and the bay side has a marshy feel to it."

Hollander views his profession's commitment to every landscape as akin to the Hippocratic Oath: First, do no harm. He seeks to work with the natural ecology of a site, the human ecology of his client and the architectural ecology of the building.

"Each one informs what we do," he says. "We work



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This 6 BR, 10 bath estate built in 2014 sits on 2.5 walkstreet lots with panoramic ocean views. The 11,000+ sf home has every imaginable luxury...theater, saltwater pool with cabana, wine cellar, gym, indoor virtual golf course and more. \$19,950,000. JackieAndChris@VistaSIR.com

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ISLAMORADA, FLORIDA

Bayfront estate on 1.72 acres with 100' of bay frontage and panoramic views. Formerly owned by baseball legend, Ted Williams, boasts 4 BR, 4 bath main home, 3 BR, 1 bath guest house, and infinity edge pool and spa. \$4,200,000. Cheri.Tindall@sothebysrealty.com

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ANNAPOLIS, MARYLAND

Historic Holly Beach Farm with its 1908 Georgian mansion, exquisitely renovated by acclaimed Arlene Critzos and Warnock Studios, is magnificently sited on a 26 acre oasis with 3/4 of a mile of waterfront and private beach. \$14,500,000. Marc Fleisher. marc@thefleishergroup.com

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EASTERN ROAD, BAHAMAS

Gracious beauty and modern-day luxuries are equally realized in this private, Colonial beachfront retreat with 180' of beachfront, stunning ocean views, 4 BR main house and 1 BR guest cottage. Complete with boat dock, generator and lush tropical gardens. WEB: 28534. \$4,900,000 US. Lana.Rademaker@SIR.com

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MADISON, CONNECTICUT

An extraordinary retreat. Custom built home with completely private grounds just off the beach. First floor master suite, majestic pool, hot tub, waterfall, and pool house with full Viking kitchen and two bars. \$2,395,000. Peter Cowie, Nikki Travaglino and Anne Scandone. ascandone@WilliamPitt.com

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PLANTATION KEY, FLORIDA

Exquisite bayfront home in the Florida Keys boasts year-round sunsets, 3 BR, 4 baths, top-of-the-line appliances, and 75' deep water dockage. Wonderful outdoor living with pool, outdoor sound system and magnificent bay views. \$4,450,000 Sarah.Ewald@sothebysrealty.com

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MIDDLETOWN, RHODE ISLAND

Oceanfront 4 BR overlooking beautiful Sachuest Point from stunning cliff side site. Charming recently renovated shingled Cape sits on indigenous puddingstone and offers spectacular views and water access for swimming and fishing. \$2,875,000.

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HARBOUR ISLAND, ELEUTHERA, BAHAMAS

Historic Loyalist cottage. 3 BR, 3 baths and 1,850 sf of living space, a favorite among design magazines. Impressive rental history, no property taxes until 2033. WEB: NVBLYT. \$1,650,000 US. vanessa.ansell@SIR.com

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BOCA GRANDE, FLORIDA

Las Olas - Gasparilla Island's most historically significant and meticulously restored 7 BR, 6 bath Gulf front residence originally built by Francis B. Crowninshield and Louise du Pont Crowninshield in 1927 and has been entirely restored. Gulf frontage of 145' and approximately an acre of land. \$14,650,000. Rich Taylor. Gulf to Bay Sotheby's International Realty

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CHEBEAGUE ISLAND, MAINE

Westerly views waterfront cottage with separate loft-style cottage for guests. Boat mooring available (property is tidal). Located on Division Point minutes from the ferry. Maine island life awaits! Price upon request. Melissa McKersie and Polly Nichols.

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NARRAGANSETT, RHODE ISLAND

The perfect boater's sanctuary set on the shores of Great Salt Pond, teeming with native wildlife. Beautifully appointed 3 BR with open plan and multiple decks. Terraced gardens, deepwater wharf, guest quarters, and boat house. \$1,399,000.

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with contemporary architects like Steve Holl, and traditional architects like Bob Stern, but those three ecologies inspire all our designs."

Here, Hollander had to consider a salty maritime landscape with its abundance of deer (thus the butterfly bushes, which deer will not touch), as well as a client with an extended group of family and friends.

As for the home's architecture, it needed to be contemporary in look and feel. And though its series of linked pavilions are clad in cedar, they bear no resemblance to the region's traditional Shingle-style vernacular.

"The client wanted to achieve a coherence that a lot of modern houses don't have - and without the tradition, things are a bit haphazard - so it's not a traditional house, but it is concerned about that coherence," Cope says.

"At the end of the day, we made a point of planning all these competing elements and gave him an absolute sense of coherence and repose."

Inside, interior designer Eve Robinson took her inspiration from colors outside. Her palette includes sandy tones from the beach, blues from the sky and water and orange echoes from the sun.

"I wanted to create a comfortable, interesting, special retreat for the family," she says. "It's light and airy, and you can see the sky."

A screened porch off the living room offers a cool gathering space on hot days and warmth from a fireplace on chilly ones; another fireplace graces the living room, an extremely large space that's designed with two seating areas. "It works for small family gatherings and large parties," she says.

"And there's an easy flow between the living room and the dining room, with an open flow to the kitchen, so no one is ever cut off from being part of the conversation," Robinson adds.

That sensitivity to human interaction is extended outside, beyond the site's boundaries. When Hollander and Cope were deciding where to position the house, they looked to the neighbor's views too and carefully chose not to obscure them.

THE DETAILS For more information, visit hollanderdesign.com, olivercope.com and everobinson.net.

It was a gesture that paid off in spades. "At the review board hearing, the only people attending were the neighbors from the left and right," Cope says. "They were the only ones

who spoke, and they spoke in favor."

Surely, that's a testament to the value of site-specific design, created by outstanding designers. OlH







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AN INDOOR GARDEN

THE URBAN CULTIVATOR OFFERS A UNIQUE WAY TO GROW FRESH HERBS AND GREENS INDOORS

words by Mary Grauerholz

innea Wolfe and her husband, Tarren Wolfe, were delighted to see their two young sons munching the fresh greens that the couple grew under lights in their Vancouver home.

The super-fresh shoots, packed with flavor and nutrients, were so popular with the family and guests that they disappeared in a snap.

So the couple hatched an idea for an affordable and efficient system to render a constant supply of greens: the Urban Cultivator, a fully automated, contained kitchen garden.

The residential model (there is also a commercial Urban Cultivator) can turn out eight different kinds of leafy microgreens, including lettuces and herbs, and even small vegetables such as mini-tomatoes and peppers.

"Our family's personal favorite is the pea shoots," Linnea says. "We use them as substitutes for salad greens and the boys love to munch them. We all like sunflower shoots."

The couple also grows greens in Urban Cultivator units for smoothies and salads at their juice shop, Living Produce Aisle, located in Vancouver.

The sleek residential Urban Cultivator is 24 inches wide (coordinating with standard appliances) and fronted with a glass door. The device can be plumbed into a home's water supply or act as a standalone unit.

"Most customers have them built in," Linnea says. Cooks can customize by choosing which way they prefer the door to open and whether to top the appliance with butcher block.

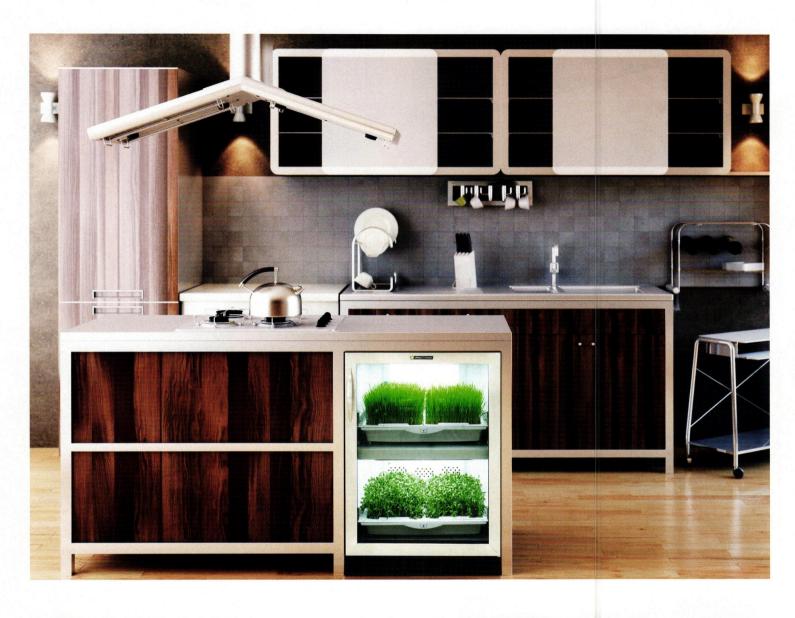
Doors are sometimes custom etched (many of the commercial models sport a restaurant logo on the glass). Seeds, which come with an initial starter supply and are then sold separately, are

Grow garden-fresh herbs and greens in your own home with the innovative Urban Cultivator, a wonderful kitchen accessory for any

The green light

coastal home





non-GMO and free of sprays and chemicals.

The Urban Cultivator's enclosed hydroponic system has computer functions that control watering and light cycles and fans for proper humidity and circulation. The homeowner adds organic fertilizer (included) once a week.

Harvesting is as simple as snipping the first five inches or so of the microgreen or tiny vegetable.

The nutritional benefits are impressive, especially since the greens are eaten almost immediately. And the taste, as any foodie can attest, is miles above supermarket greens.

The residential Urban Cultivator starts at around \$2,500. The initial investment is quickly made up, Linnea says, with many families saving money in the long run.

At her home, for instance, Linnea and her family turn out fresh herbs and greens every five to fifteen days. In a month of growing time, the cost of the same greens, purchased at a market, would carry a price of \$300-\$400.

"And there's no spoilage," she adds, since every green is cut when the meal is being prepared.

The sustainability aspect – the low carbon footprint of cultivating organic greens in the home – is also attractive.

THE DETAILS
For more information, visit *urbancultivator.net*.

Linnea and her husband have a simple, straightforward mission: to create a sustainable way to grow delicious, fresh food that retains its natural nutrients and flavor.

As she says, "We are empowering people to have control over the food they eat by growing their own. If you have this in your control, it's a wonderful thing." **Olh**

It's a perfect fit
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standard kitchen
appliances, and
can be plumbed
into a home's
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HIGH-TECH PERGOLAS ARE TURNING SEASONAL DECKS INTO YEAR-ROUND ENTERTAINING SPACES

words by Shaun Tolson

year-round, comfortable outdoor living space is every homeowner's dream; however, a number of variables - not least of which being Mother Nature's unpredictability - have for years relegated such a notion to the world of fantasy.

At a coastal home in southern Florida during the summer, for example, an outdoor living room might be a prime relaxation area during the morning or evening; but during the middle of the day - when the sun reaches Taking cover Coastal patios and pool decks can be turned into year-round outdoor living spaces thanks to automated. stainless steel pergolas.



its apex - that same living space could be sweltering and, quite frankly, unlivable.

Cover that same area with a permanent roof or an awning for shade and it becomes the perfect retreat during the middle of the day, though perhaps uncomfortably cool during morning or evening hours.

Fortunately, there is a solution. For almost two decades, the French company Solisysteme has specialized in the design and construction of aluminum and stainless steel pergolas equipped with adjustable louvers, greatly enhancing outdoor living and dining spaces in thousands of homes worldwide.

More recently, BioClimatic Structures has partnered with Solisysteme, becoming the French firm's exclusive U.S. distributor and bringing those same revolutionary pergolas to homes across the Atlantic.

"People have enjoyed expanding their living spaces," says BioClimatic's owner Chris Wehmeyer. "These pergolas have improved the quality of our customer's lives at home because they can now enjoy their outdoor spaces so much more."

Solisysteme produces two pergola designs: the Arlequin, a structure made up of colored roof panels that slide on tracks, which allows homeowners to create a customizable and retractable patchwork-like covering for their outdoor living and entertaining areas; and the Bioclimatic, a pergola equipped with adjustable aluminum louvers that can rotate 160 degrees.

The latter design is the more popular of the two styles due to the rotational capabilities of its louvers.





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Outdoor Living 2017 | TECHNOLOGY

Not only can the louvers rotate to adjust the brightness of the living area beneath the pergola, they can also be placed in positions that enhance the area's ventilation, further cooling an outdoor space during the hotter times of the day.

"The louvers can be 90 percent closed so you're in full shade underneath," says Wehmeyer, "but the air will still be circulating, which cools the space more than a roof could by itself."

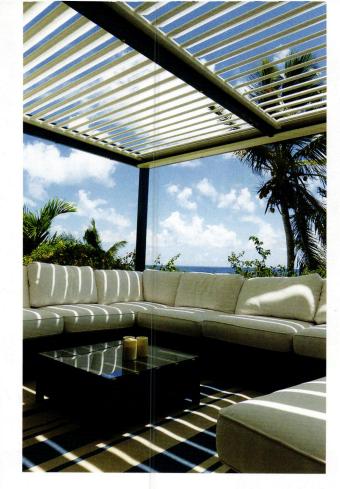
Equally noteworthy is the BioClimatic pergola's rain sensor, which will automatically close the louvers in 30 seconds or less (depending on the size of the pergola) when a single drop of water lands on it.

"People understand the concept," Wehmeyer says,









"but when they experience it - when they're outside eating dinner and the pergola closes automatically as it starts to rain and they don't even have to get up - that's when they love it."

Additional enhancements include heaters, LED lighting and motorized shades for added privacy, all of which will affect the overall cost of an installation.

Wehmeyer says that a freestanding, four-post pergola covering 100 square feet and equipped with motorized louvers and rain sensors will cost about \$8,500. The same installation for an area covering 360 square feet typically costs about \$18,000.

Residents of coastal and oceanfront homes need not worry about the durability of Solisysteme's pergolas, as they're constructed from powder-coated aluminum and stainless steel, which makes them impervious to maritime conditions.

What's more, Solisysteme's pergolas are certified to Miami's hurricane standards, can drain up to 9 inches of rainwater per hour and can support up to 60 pounds

of snow cover.

THE DETAILS For more information. visit bcstructures.com.

BioClimatic louvers can even be retrofitted into existing structures, sometimes with very little difficulty, provided those

structures are sufficiently strong. "If you give us an open square or rectangle," says Wehmeyer, "we can put the system in it." OH

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THE SPIRIT OF ALOHA

REFINED LUXURY AND NATURAL BEAUTY AWAIT GUESTS AT FOUR SEASONS RESORT HUALĀLAI

words by Melissa C. Gillespie

ou can't teach aloha - Hawaii's unique take on welcome, love and affection - you share aloha. It's a sentiment that runs deep throughout the islands' culture and one that's immediately

confirmed on my arrival at the beautiful Four Seasons Resort Hualālai.

Perched on a half-mile stretch of fine sand beach on the northwest Kona Coast of the Big Island, this exceptional oceanfront resort and residential community is a showcase of refined luxury, natural beauty and authentic Hawaiian traditions.

Set on more than 800 acres of rolling coastal land, Hualālai is a low-density development with spectacular private estate homes blending seamlessly with the resort surroundings.

Four Seasons Resort Hualālai is a vacation destination in itself, with 192 comfortable guest rooms and another 51 spacious suites tucked into mid-20th-century, Hawaiianstyle bungalows.

Each accommodation is designed with natural woods, neutral color palettes and indoor-outdoor living spaces, fusing the luxurious interiors with the resort's lush

gardens and alluring natural waterfront setting.

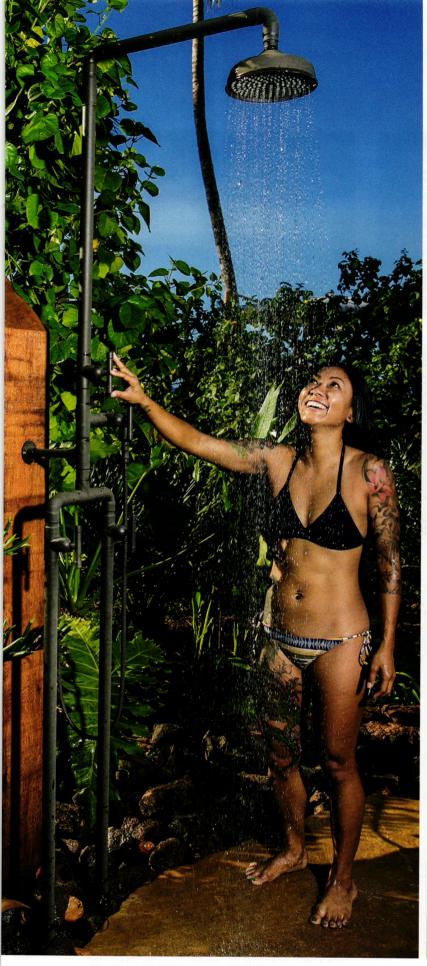
Gourmet dining is a major part of the Hualālai experience with four venues - the 'ULU Ocean Grill, 'ULU Sushi Lounge, Beach Tree and Hualālai Grille - offering a variety of cuisines from Japanese to Californian.

You know life is really good when the most difficult decision of the day is whether to opt for the lobster and shrimp pad thai or the ahi poke, and whether it will be enjoyed on the terrace or at the beachfront bar.

With seven pools, including separate ones for adults and kids, the 18-hole, par-72, Jack Nicklaus-designed Hualālai Golf Course, an excellent fitness facility and an Ocean Adventures center on the beach, you can be as active or as slothful as you like.

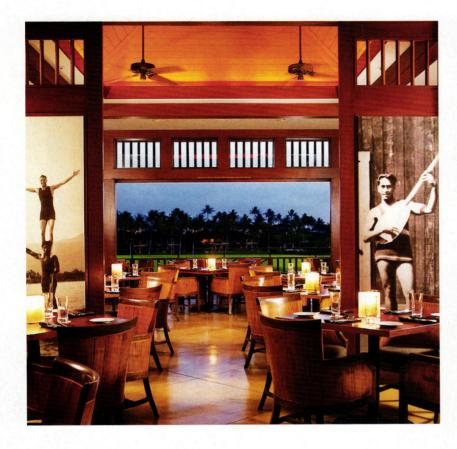
Your ocean home Hualālai has a very attractive real estate investment offering, with about 40 villas and homes listed for sale ranging in price from \$1.4 million up to \$4.2 million.













And healing hands are a hot stone's throw away at the restful Hualālai Spa, offering an array of treatments in thatched huts, complemented by a glass-walled steam room.

One of the resort's centerpiece pools is King's Pond, an extraordinary lava rock aquarium that's home to more than 4,000 fish and a friendly spotted eagle ray. The daily in-water feeding is fun for both kids and adults.

Hualālai also has an attractive real estate investment component with 23 informal "neighborhoods" nestled into the wider community and more to be added as Hualālai continues to expand.

About 40 villas and homes are currently listed, ranging in price from \$1.4 million up to \$4.2 million. Three-bedroom, three-bath villas average 2,650 square feet of indoor living space, with spacious lanais offering additional outdoor areas.

Resorting to luxury Four Seasons Resort

Hualālai has an array of upscale amenities from restaurants and bars to an oceanfront 18-hole, 72-par Jack Nicklaus golf course.

THE AGENDA

FIND YOUR ZEN

Try a customized body treatment infused with local oils and botanicals at The Apothecary at the Hualālai Spa.

STAY ACTIVE

Enjoy the resort's Jack Nicklaus signature golf course, picturesque coastal trails and worldclass fitness facilities.

TREE OF LIFE

Sign up for a fun backto-basics cooking class in the kitchen of the Beach Tree restaurant with family and friends.

Owners become members of Four Seasons Resort Hualālai and can access the resort's myriad dining and leisure amenities, creating an enviable residential lifestyle.

"Hualālai has a true sense of ohana [family] that is a constant thread through the property and contributes to a very fulfilling lifestyle," says Rob Kildow, director of sales for Hualālai Realty.

"It's all about the members and the community," he adds. "The resort is a wonderful amenity, but not the

THE DETAILS

For more information, visit

fourseasons.com/hualalai.

hualalairealty.com and

primary focus."

In fact, the development is so cleverly designed that it's hard to tell where the resort begins and the residential community ends.

As I watch another idyllic

Hawaiian sunset, that special sense of community is all pervasive. I never actually leave the resort during my entire stay, and I'll wager that you won't either. OlH





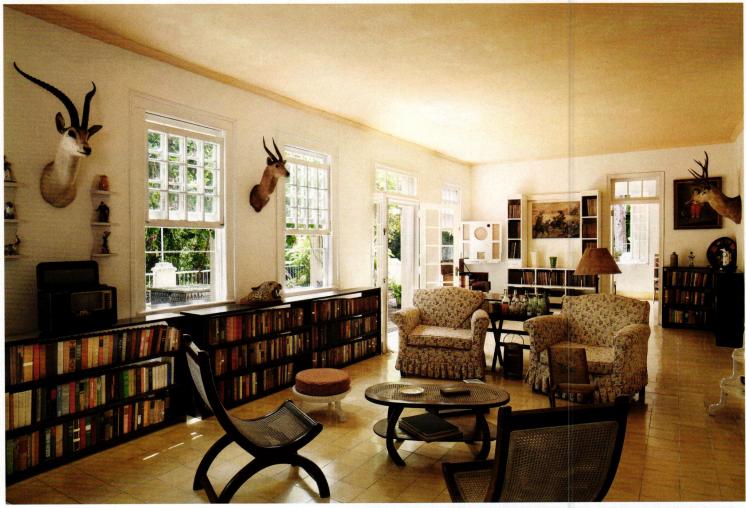
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THE FINAL CHAPTER

ERNEST HEMINGWAY'S ICONIC HOME IN HAVANA OFFERS A RARE GLIMPSE OF THE AUTHOR'S LIFE

words by J. Michael Welton

idel Castro clearly knew the value of the Hemingway brand. One week after the Nobel Prize-winning author killed himself in Ketchum, Idaho, the Cuban revolutionary made his way up to Hemingway's Finca Vigía, or Lookout Farm, 10 miles from Havana.

Waiting at the gate of the 11-acre estate was Hemingway's majordomo, the late René Villarreal. It was mid-July 1961. "My father opened the gate and they walked all the way up to the house," says 52-year-old Raúl Villarreal. "The first tour of the house he gave was to Fidel and his officers."

A year later, Castro turned the home into a museum, naming René Villarreal as its director. "Fidel understood that Cuba has a very strong culture," says Michael Curry,



a member of The Hemingway Society, based in Oak Park, Il. "He knew there were some things he had to continue like ballet, baseball and Hemingway's home - so he could transition to his government."

Martha Gellhorn, the author's third wife, had

A page of history The beautiful Finca Vigía near Havana offers an intriguing insight into the life of legendary author Ernest Hemingway.



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discovered the property in 1939. Hemingway paid \$12,500 for it in 1940, and lived there for some 20 years. It was his home base and the inspiration for his writing, especially The Old Man and the Sea, drawn from the people and places nearby.

The house was well positioned for views of the water at Cojimar, the small coastal village where Hemingway docked Pilar, his prized 38-foot fishing boat.

He developed a fairly strict work/play regimen. Waking at six in the morning, he wrote until noon, then slipped down to launch Pilar and fish for marlin in the Gulf Stream.

René Villarreal left Cuba in 1972, taking his family first to Madrid and then to New Jersey. Over time, Finca Vigía fell into disrepair with extensive damage from water, termites and mold - and Pilar didn't fare much better.

But in 2005, the Cuban government remembered the estate's value and embarked on a restoration program. That same year, the National Trust for Historic Preservation in Washington, D.C., listed the home as an endangered site.

Next, a team of architects and engineers from the trust, assembled by the Boston-based Finca Vigía Foundation, traveled to Havana to meet with Cuban designers and review work on the home.

"When we visited in the fall of 2005, the house was already in partial demolition, with tarps over the roofs," says William Dupont, the American team leader. "They were starting to remove the windows and doors."

For the first time in almost 50 years, Cuban and American architects worked together toward a common goal: the complete restoration of Hemingway's home.

When they finished in 2008, they relied on René Villarreal's memory to place furniture and artifacts exactly where they'd been in the late 1950s.

Today, the home is open to a steady stream of visitors seeking to explore the world of a groundbreaking author whose writing transcends the many differences between Cuba and America.

"Senator John McCain lists him as one of his top authors, and so did Castro," Dupont says. "Hemingway's work is bigger than politics, and the power of his art will endure longer."

THE DETAILS

For more information, visit fincafoundation.org.

Pilar, too, has been lovingly restored and sits, protected from the elements, a few steps from the house. Even Hemingway's 1955 Chrysler

New Yorker is undergoing restoration. All that's missing is the writer himself, while the reborn Finca Vigía writes the final chapter on the life he once led. OlH

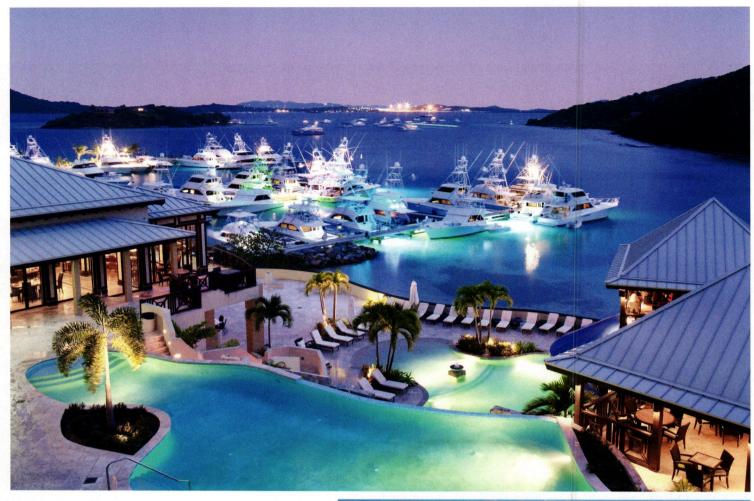












OUT OF THE BLUE

SCRUB ISLAND IN THE BRITISH VIRGIN ISLANDS IS THE ESSENCE OF A LUXURY CARIBBEAN ESCAPE

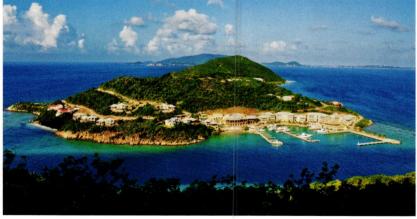
words by Michael J. Solender

isitors to Scrub Island Resort, Spa & Marina -Autograph Collection enjoy a sparkling British Virgin Islands getaway in the best ways possible by both land and sea.

The tiny private island retreat is a top destination for BVI bareboat yacht and sailing charters and offers a 55-slip, deep-water marina, well-stocked gourmet deli for provisioning, showers and full resort access for those mooring here.

Christopher Columbus would be as captivated by today's BVI, a grouping of 60 shining ocean gems, as he was in 1493.

It was then, during his second voyage to the Americas, when he was so enthralled by the Caribbean archipelago that he named them the Virgins, inspired by the martyred Saint Ursula and her 11,000 virgins.



Their close proximity to each other - all are within a 25-mile radius - make BVI the yacht charter capital of the world.

Remarkably calm waters, secluded coves, pristine beaches and resorts where guest pampering is a priority all contribute to the popularity of this friendly island nation.

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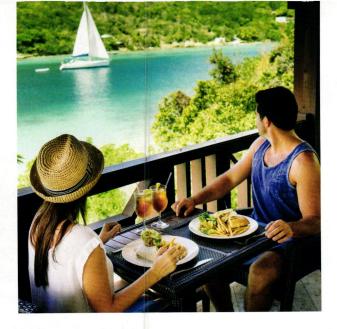


Outdoor Living 2017 | VACATIONS









Scrub Island Resort, Spa & Marina is a lush bagatelle with only 52 accommodations, including fully equipped estate villas dotting the steep, forested hillside.

Greeted dockside with a welcome cocktail upon arrival, guests are whisked away to their comfortable accommodations, where every balcony boasts a 180-degree azure sea view.

The most challenging decision faced in the days ahead is choosing between the Roti Curried Chicken Virgin Island Style or the Rum Guava Glazed BBQ Baby Back Ribs for dinner at Tierra Tierra, the resort's openair casual dining venue.

Caravela offers a more upscale yet relaxed dining experience with an extensive wine list and Caribbeaninfluenced fare.

The island's breezy North Beach One Shoe Bar and Restaurant is the most casual option of all, with beach snacks and tropical coolers to slake midday cravings.

Three separate beaches and a four-tiered pool with swim-up bars beckon, while water sports enthusiasts will find a dive shop, paddle boards and kayaks at their disposal.

Regarded as one of the top spas in the Caribbean, Scrub Island's Ixora Spa is the gateway to beachside bliss with signature treatments, including a tri-enzyme resurfacing facial, romantic couple's massage, coconut rub and milk ritual wrap or a soothing Frangipani Indian head massage.

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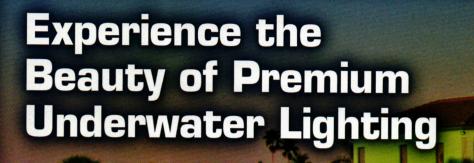
memorable experience on the open waters.

For more information, visit scrubisland.com.

THE DETAILS

Schoonees' deep BVI knowledge delivers guests to coveted recreation spots like The Baths of Virgin

Gorda and Monkey Point, where snorkelers spy schools of cuttlefish, rainbow-hued parrotfish and some of the best coral in the Caribbean. Olh



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THE LOOKING GLASS

A SWISS COMPANY DESIGNS WALLS OF WINDOWS TO ENHANCE THE VIEWS OF ANY COASTAL HOME

words by Shaun Tolson

he debate rages on as to who coined the phrase "location, location" when evaluating real estate desirability.

What everyone can agree on is that coastal homes are among the world's most coveted because of the serene and sometimes dramatic landscapes that surround them.

Given those unique attributes, it's not surprising that most coastal homeowners want to blur the line that separates their indoor living spaces from the outside

Doing that effectively requires unobtrusive windows and doors - products that Vitrocsa has perfected over the last 24 years.

The renowned Swiss company was founded by Eric Joray, a mechanically inclined entrepreneur with a watchmaking background.

During the 1970s, when the invention of quartzpowered mechanisms undercut the demand for mechanical timepieces, Joray left the watchmaking



industry and spent the next eight years building homes.

He later dabbled in orchid cultivation, and after several years of growing flowers and spending much of his time in greenhouses, Joray forged a new business venture, Vitrocsa, which capitalized on his expertise and experience in each of those previous occupations.

So-called "minimalist" windows are not something that Vitrocsa invented. The implementation of large panes of glass as a see-through wall dates to the end of World War II, when an architectural movement known as Case Study Houses led to the construction of modern, economical homes mainly around Los Angeles.

Window shopping Spectacular walls of windows by Vitrocsa can be built as tall as 18 feet to maximize your home's coveted coastal panoramas.

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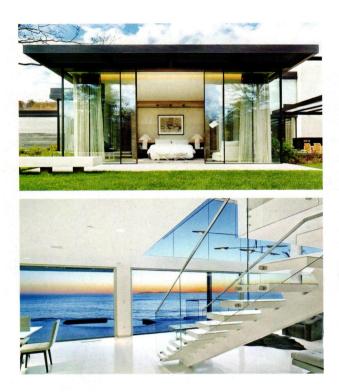


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Utilizing precise mechanical watchmaking techniques, Vitrocsa has improved upon that initial concept and today builds a variety of fixed, sliding and pivoting glass windows and doors all featuring concealed mechanisms.

The windows' thick, high-glazed, tempered glass allows them to be built as large as 18 feet tall.

The cost of a Vitrocsa Invisible Wall System is dependent upon many factors, such as the overall size of the coverage area, the specific window styles requested (sliding, pivoting, etc.) and the wind-load requirements that the home must meet given its location.

On the U.S. West Coast, where wind load requirements are the lowest, a Vitrocsa window can cost between \$150 and \$180 per square foot. In Miami, where wind load requirements are the highest, the cost is about \$280 per square foot.

Vitrocsa systems also feature marine grade stainless steel and anodized aluminum components that can be painted or powder-coated, which makes them impervious to the harsh conditions that accompany many seaside locations.

And while the primary benefit of a Vitrocsa window system is the ability to blur the line between the inside and outdoors, James Tschortner, CEO of Vitrocsa USA, believes the windows offer another purpose.

"With an all-glass look, you're giving the house a unique character," he says, "something that makes it look different from the house next door."



That being said, the technology of bringing the outdoors inside remains Vitrocsa's main selling point.

In fact, Tschortner recalls visiting a home in Malibu, Calif., before the company's windows and doors were installed, and, once inside, found himself focused on the home's outdated sliding wooden doors.

When he revisited the home after the installation, his experience was very different. "I walked in to look at the new sliding doors, but my eyes immediately saw the ocean," he says. "I had to remind myself that I was there not for the view, but to inspect the sliding doors."

THE DETAILS For more information. visit vitrocsaUSA.com.

"These homes have such beautiful views," he continues, referencing the many oceanfront residences that feature Vitrocsa window systems.

"The homeowners who pay a bit more for a window system like ours are taking advantage of that. It's maximizing a million-dollar view. That's really what it's all about." OIH

Walls of windows An all-glass design not only brings the outside in, but can give an oceanfront home a distinctive look and character, according to James Tschortner, CEO of Vitrocsa USA





RESORTING TO LUXURY

THE LATEST IN LUXURY RESORT DEVELOPMENTS FROM FLORIDA TO FIJI

words by Melissa C. Gillespie

The first Fendi Château residences are set to open in spring 2017. Located on three oceanfront acres in Surfside, Fla., the project is a collaboration between real estate developer Château Group and leading architectural firm Arquitectonica. "Surfside is becoming the new Bal Harbour. The residences will not only offer world-class living, but direct access to an upscale urban retail and dining environment," says Manuel Grosskopf, Château Group president. The 12-story building features 58 flow-through residences ranging from 3,325 to over 7,000 square feet, with three to five bedrooms and priced from \$6 million to \$25 million. All feature east-to-west exposures, terraces, spacious living quarters and master suites. Only a few residences remain for sale. fendichateauresidences.com

Auberge Resorts has opened a new beachfront hotel and residential villa community in Los Cabos, Mexico. Chileno Bay Resort & Residences features a 60-room, boutique luxury hotel and 32 contemporary beach villas comprising two, three and four bedrooms. Amenities include a centerpiece pool, a second pool for families, an oceanfront hot tub, fire pits, a new Tom Fazio-designed golf course, spa, fitness center and movement studio, a kid's club, owners' lounge and waterfront sports center. chilenobay.aubergeresorts.com

Marco Beach Ocean Resort on Florida's Gulf Coast recently completed a comprehensive renovation of its one- and two-bedroom suites. The updated interiors reflect the boutique resort's beachfront location in a palette of soft blues and mint greens set against white and sand tones and linen-inspired upholstery. Each of the 78 one-bedroom and 15 two-bedroom suites offers a kitchenette, spacious living room and private balcony overlooking the Gulf of Mexico or garden terraces. marcoresort.com

The recently opened Kokomo Island Resort in Fiji is home to 21 beachside pool villas as well as a limited







collection of five-bedroom hilltop residences. Kokomo is set on a 135-acre private island on Kadavu's Great Astrolabe Reef. Guests arrive via the island's private floatplane or helicopter and enjoy all-inclusive stays with luxury accommodations in traditional Fijian bures, gourmet cuisine, spa experiences and a variety of activities. kokomoislandfiji.com

Sailrock Resort debuted in January on the island of South Caicos, offering ridge-top suites and beachfront villas. The accommodations comprise more than 3,000 square feet of outdoor spaces, featuring showers, dining areas and pool decks. With gently sloping beach access directly off the main pool terrace, the suites range from 900 to 2,500 square feet. Sailrock Resort offers full ownership options, including beachfront villas priced from \$1.375 million and ridgetop suites from \$295,000. sailrockresort.com OlH

Luxury lifestyles From the top, Fendi Château in Surfside. Fla.: Kokomo Island Resort in Fiii: and a new beachfront villa at Sailrock Resort in South Caicos.

> For additional images, check out our digital edition.

PHOTOGRAPHS COURTESY OF THE RESORTS AND DEVELOPERS



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74 LIVING THE DREAM

One of Ocean Home's Top 50 Coastal Landscape Architects of 2017, Deena Bell Llewellyn turns a dream commission in Miami into a spectacular outdoor living space.

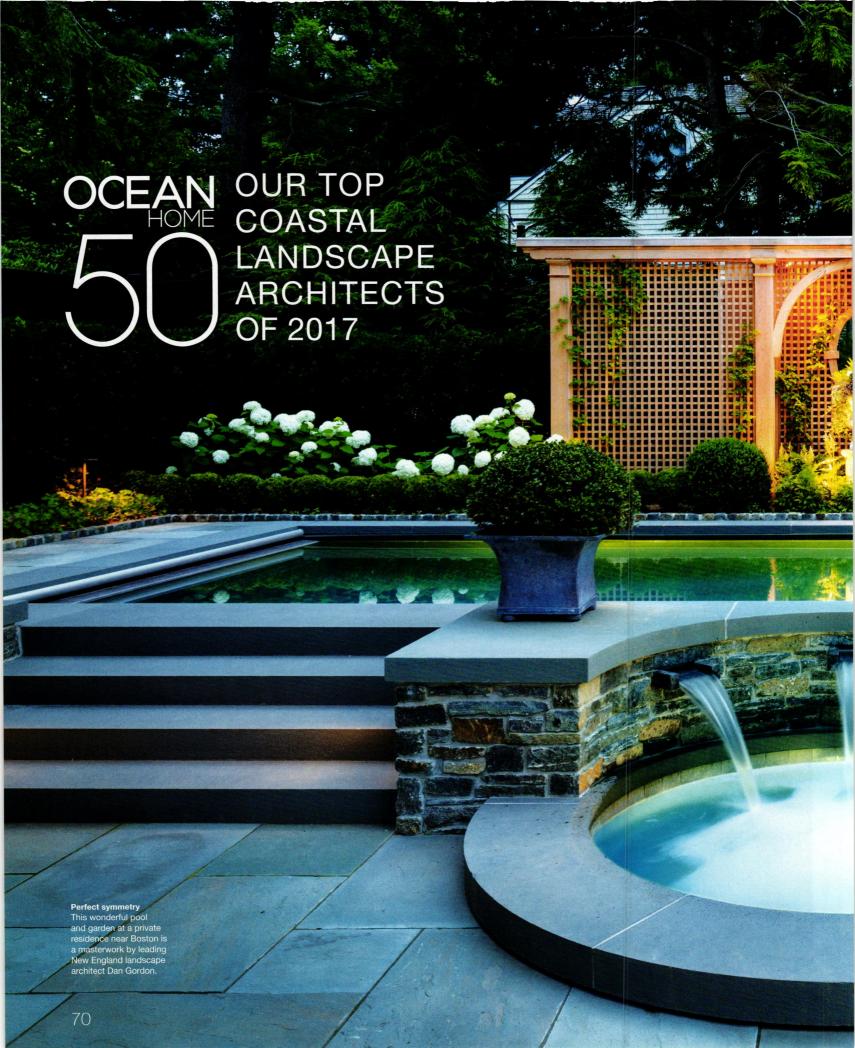
82 SHIP TO SHORE

A nautical-inspired home on Figure Eight Island, just off the North Carolina coast, holds a special significance for both the builder and its owner.

90 MAKING A SPLASH

The latest coastal home pools are intricately

OCEAN **OUR TOP** COASTAL LANDSCAPE **ARCHITECTS** OF 2017 PAGE 70



PHOTOGRAPHS (TOP RIGHT) BY ANTHONY CRISAFULLI, (BOTTOM RIGHT) COURTESY OF SCOTT LEWIS LANDSCAPE ARCHITECTURE, AND COURTESY OF MATTHEW CUNNINGHAM LANDSCAPE DESIGN

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Stoneham, Mass. matthew-cunningham.com

MICHAEL A. GILKEY LANDSCAPE ARCHITECTS

Sarasota, Fla. magilkey.com

MICHAEL BOUCHER LANDSCAPE ARCHITECTURE

Freeport, Maine boucherlandscape.com

NIEVERA WILLIAMS LANDSCAPE ARCHITECTURE

Palm Beach, Fla. nieverawilliams.com

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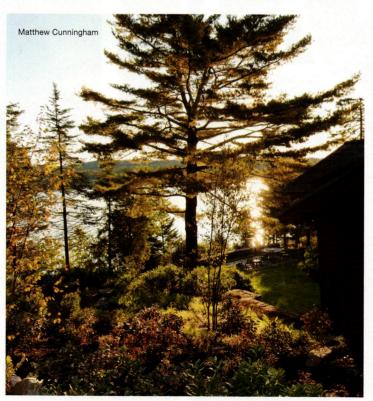
Irvine, Calif. ocwest.com

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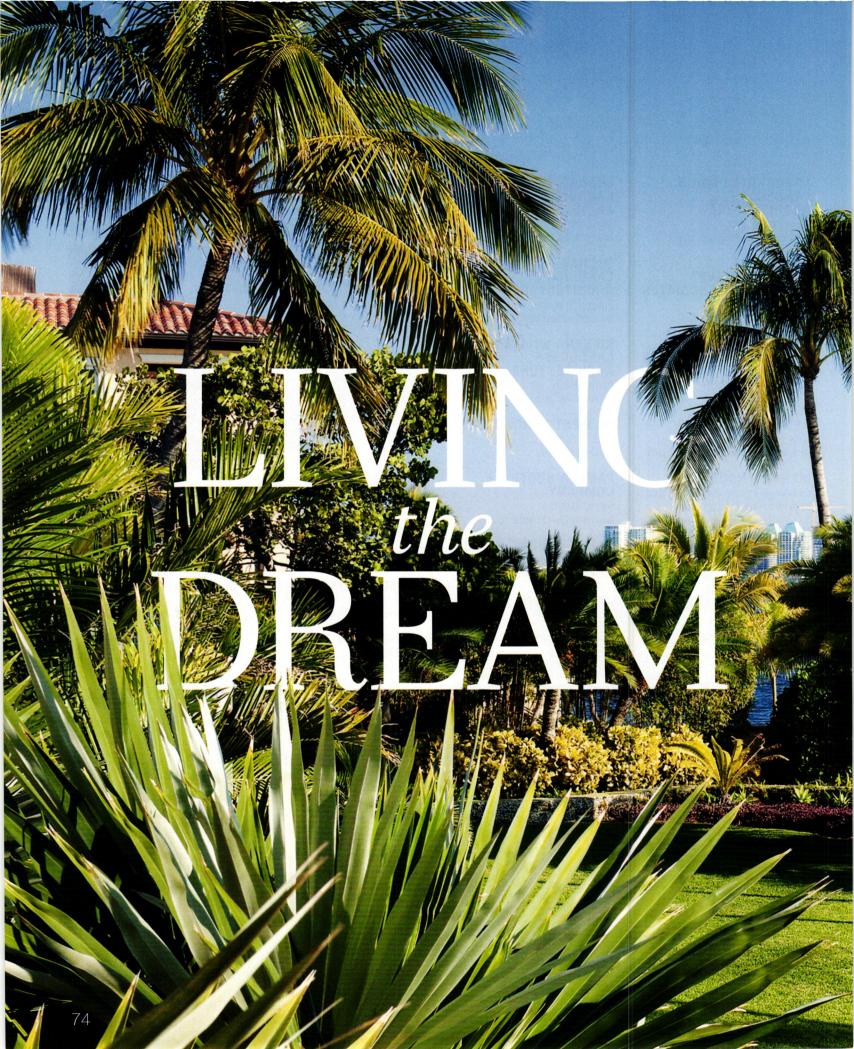
San Rafael, Calif. vitainc.com

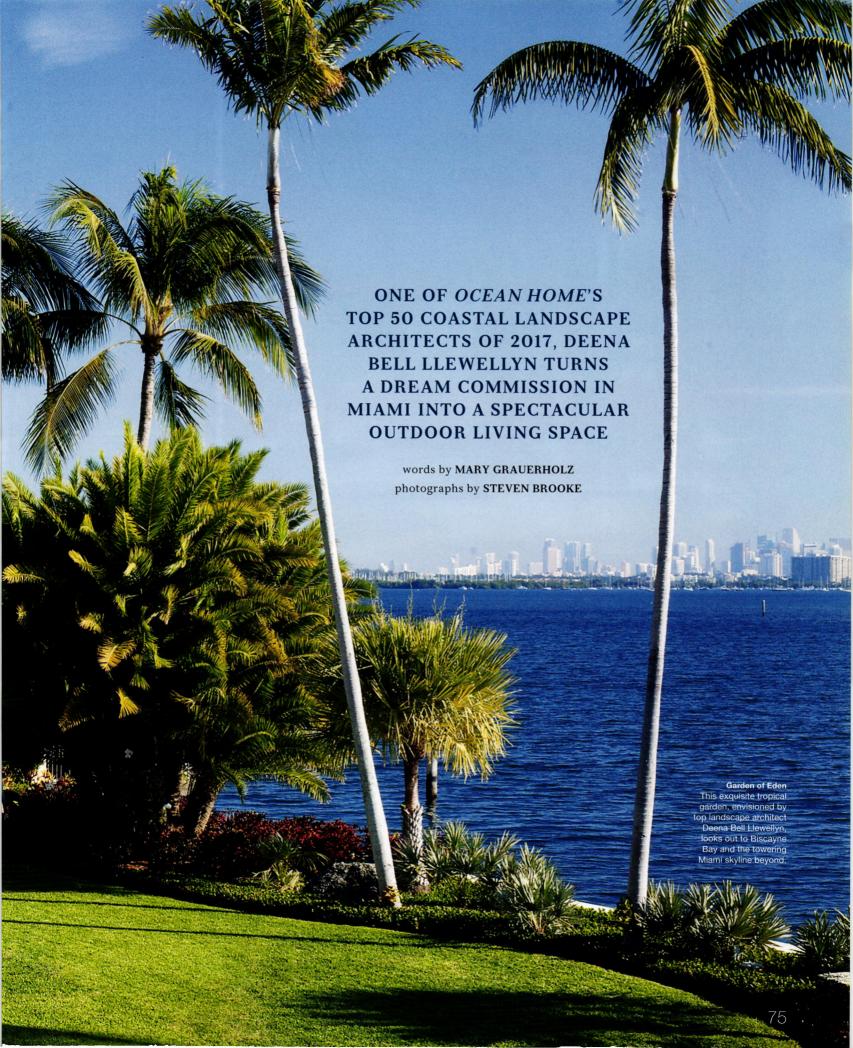
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When Deena Bell Llewellyn signed on to design the landscape

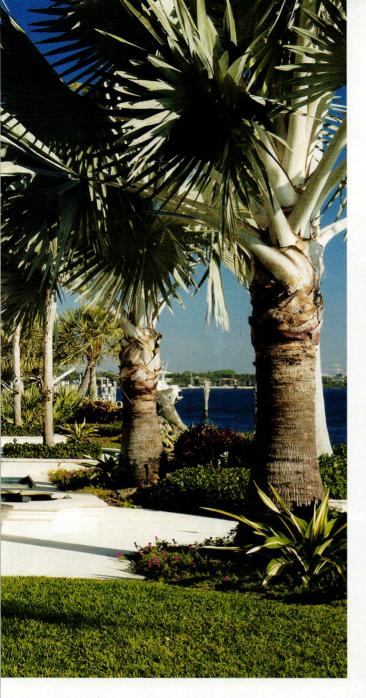
for a prominent home on Florida's Biscayne Bay, she found herself with a dream assignment: an expansive piece of oceanfront land and an unlimited budget.

But for Bell Llewellyn – one of *Ocean Home*'s Top 50 Coastal Landscape Architects of 2017 for the second year running – the best part of the project was the perspective of the homeowners, a couple with several homes around the world who were captivated by the Miami area and wanted to spend most of their time on the South Florida coast.

"These are clients who appreciated what a landscape could bring, in terms of utter creativity, construction and design," says Bell Llewellyn. "They really understood that landscape architects are not simply gardeners. This was about whatever we could dream up."

And dream she did. Bell Llewellyn and her six-

Outdoor living With the elegant home as a grand centerpiece, Bell Llewellyn created a landscape with several separate areas, including a beautiful pool, distinctive water features and a yoga pavilion.









person staff at Bell Landscape Architecture in Miami – along with general contractor Louis Gaines, owner of Canterbury Homes in Miami, and a sizable crew of subcontractors – approached the two-and-a-half-acre property as a masterful piece of living art.

The sweeping property, set around an elegant and traditionally styled Florida home, is a lush portrait of verdant plants and features that define several separate areas, including seven water features, a stunning yoga pavilion and a new car space for the owners' automobile collection.

"They didn't want any outdoor space to look like the other," says Bell Llewellyn, the 2017 President-Elect of the Florida Chapter of ASLA (American Society of Landscape Architects).

"Each space was to have a different feel," she adds. "I





PHOTOGRAPH BY CAROLA CHAURERO (PORTRAIT

was completely excited; we were able to be as creative as we wanted to be."

The project's grand size and scope also presented its biggest challenge: Bell Llewellyn and her team were charged with melding the main property – the setting for a 20-year-old residence, Casa Baja – with a large swath of empty hardscape to the north, which the couple had purchased to build a guesthouse addition to the home.

"The most important thing to me was blending these two large properties," Bell Llewellyn recalls. "The original landscape had lots of trees; the second space had nothing. It was very challenging to pick materials – trees, palms, paving materials – that appeared to give it instant age and blend."

This called for some ingenious maneuvers. The first step, Bell Llewellyn says, was to transplant mature palm trees – some 50 years old – on the vacant lot, to lay the foundation for a seamless connection between the two properties.

"If there were eight coconut palms [in the existing garden], we found a place to put three or four on the adjacent property," Bell Llewellyn says. Many of the palm trees were transported to the site by barge across Biscayne Bay when they proved too big to deliver street side.

Some of the trees, 20 and 30 feet tall, were lifted gingerly by crane over the house. After the trees were set, the crew planted different sizes of shrubs in masses "to make it look like they had grown in over time," Bell Llewellyn says.

The mature trees and vegetation went a long way to blend the new lot with the adjoining original site. Today, there are several areas of flowers in bloom, many in variegated tones of yellow, purple, fuchsia and blue, which contrast appealingly with the deep-yellow stucco house, all combining to generate the aura of a lush tropical retreat.





The homeowners also wanted the property to reflect their extensive global travels; both have visited more than 100 countries.

"Their style is extremely eclectic," Bell Llewellyn says. "In their home, every room is very different. Modern is mixed with antiques from all over the world, yet all is very cohesive and unified. We took inspiration from that interior style."

The landscape has the same wonderful freethinking spirit. Bell Llewellyn and the architect hired to design the guesthouse, Ramon Pacheco, AIA, of Pacheco-Martinez & Associates in Miami, incorporated subtle touches to reflect a rich worldliness, such as Portuguese-inspired blue and white tiles placed under some exterior windows, contrasting prettily with the roof of handmade terra cotta.

On the home's street side, Bell Llewellyn retained the property's natural tropical feel while making it more functional. She and her team incorporated a new driveway, which is enhanced by a refurbished antique fountain; a cobblestone driving court; and a roomy car park tucked under the new addition and softened by tropical gardens.

While the husband, a nature photographer by avocation who is drawn to rich colors, helped choose the flowers for the landscape, Bell Llewellyn and her team A cohesive look
The home's grand
scale gave Deena
Bell Llewellyn, left,
the opportunity to
design an array of
formal and informal
spaces, from a fun
and relaxed beach
setting to a serene
Oriental lily pond.

For additional images, check out our digital edition.



worked with him to specify many of the other plants.

The first priority, she says, were plants that could withstand scorching sun, heavy wind and saltwater and that didn't require a lot of water, such as the palms. Bell Llewellyn and the irrigation designer set up a high-tech system that uses town gray water on specified zones.

This, along with the landscape architect's efforts at massing plants with the same water needs, saves precious freshwater. "There may be twice as many irrigation heads as a lot of other projects," she says.

The ocean side of the home – where Bell Llewellyn did most of her work – shows what a professional landscape architect can achieve when given free rein. The roomy shoreline, where many guests arrive by boat, has far more to offer than beautiful flowers and palms.

Several water features include a 45-foot swimming pool edged with travertine stone, a lily pond and a



fountain with bronze frogs. Under the house – 12 feet from ground level to comply with flood zone laws – is an outdoor kitchen and barbecue area.

Near the new guesthouse is a beautiful Asian-inspired sculpture consisting of three blocks of black granite, which produces a peaceful tinkling sound. Behind the guesthouse is a large open lawn, where the philanthropic couple holds frequent fundraisers.

With the help of a lighting designer, Bell Llewellyn developed a creative lighting plan centered on "moonlighting," or positioning lights in trees, for a soft effect.

Around the swimming pool and lily pond are brighter, ever-changing colored lights "for a fun, fanciful effect," she says. The lights are low voltage and energy efficient, with anti-corrosive, long-lasting fixtures of copper or bronze.

The pinnacle of the project may be the Asian-style yoga pavilion, a favorite of the woman of the house. Designed with mellow colors and soothing Easternstyle arches and rooflines, the pavilion is set over a lily pond with exotic koi. The pond appears to float for a meditative effect.

Two stone urns, filled with pink and purple desert roses, decorate the entrance. The urns, which Bell Llewellyn found hidden in a corner of the property, were rescued and refurbished. "I didn't want everything we put in to be new," she says. "Blending old with new creates a feeling of age."

In the garden next to the pavilion is a beautiful black granite bench that Bell Llewellyn designed through her signature Bell-la Furnishings line, and had fabricated by Pan American Marble & Stone in Miami.

She founded Bell-la Furnishings, which includes custom lines of planters, fountains and other landscape items, built by local artisans, when she couldn't find the products she wanted.

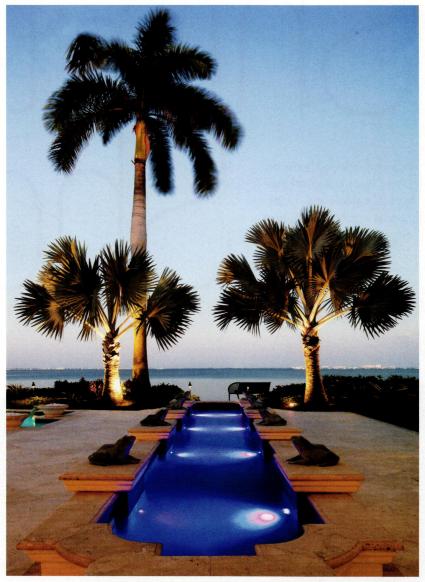
The Biscayne Bay commission ultimately became a multi-million-dollar landscape design, winning an Award of Merit from the Florida Chapter of ASLA in 2012. It also proved to be a professionally satisfying project for Bell Llewellyn, architect Pacheco and the rest of the team.

THE DETAILS
For more information,
visit bell-la.com,
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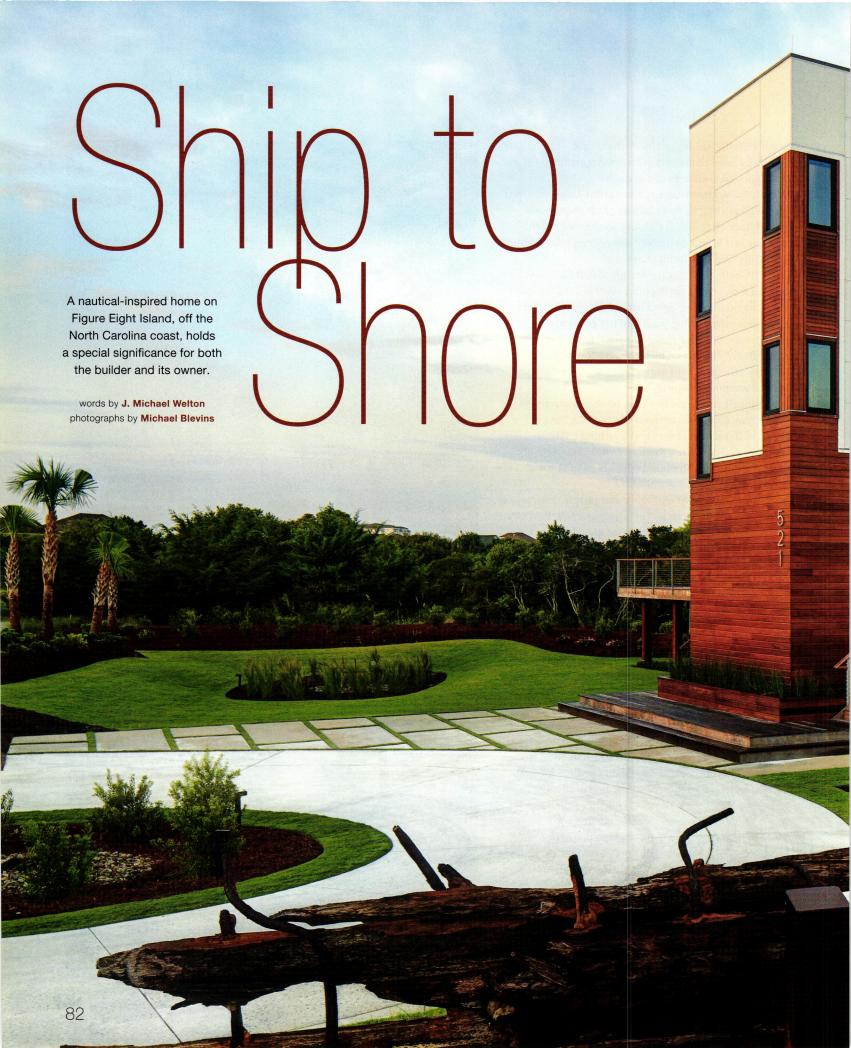
While her firm has accomplished some large landscape projects – most in southeast Florida and the Caribbean, including a seven-acre property in the Florida Keys – Bell Llewellyn feels especially

fortunate to have helped create Casa Baja.

"Most of our projects are one acre or less," she says, "so this was a real luxury." **OIH**











Raising the roof
The home's rooftop
deck has a stunning
pool and an outdoor
seating area, made
from a boat hull that
holds a special and
personal meaning to
builder Mark Batson.

chance encounter with a rendering of a residence in the Caribbean luxury magazine *Real Life* inspired Winston-Salem, N.C., native Will Spencer to desigtn his new home using a maritime motif. In the process, he got more than he ever could have imagined.

He'd already bought his trapezoid-shaped lot on Figure Eight Island, off the North Carolina coast, one row back from the ocean and near an inlet connected to the Intracoastal Waterway.

Because the lot is on the northern tip of the barrier island, it was probably underwater at some point during its long oceanfront history. But today, it has proven itself to be high, dry and eminently buildable.

A second encounter – this time with master homebuilder Mark Batson and one of his newest residences – advanced Spencer's narrative even further.

"He'd seen that same rendering three years ago in the airport when he was coming through the Caymans," Spencer says. "Mine is similar – different in many ways, but essentially the same concept."

That concept is something new to Figure Eight Island, if not to the entire North Carolina coast. It starts with a rooftop pool hovering three stories atop the home and finishes with a flurry of nautical touches.

"When I was growing up in Winston-Salem, Dick Reynolds, the son of R. J. Reynolds [founder of R.J. Reynolds Tobacco Company], had a house that looked like a ship," he says. "I was always











A shore thing
To anchor the
home's nautical
concept, natural
mahogany is set
against cool white
concrete panels,
while furnishings
in coastal colors
resemble the
staterooms of a
classic yacht.

"We presented the Chris-Craft and Riva type of yachts to bring into a piece of the architecture. To shore up the nautical motif, natural mahogany is played against the white concrete panels to look like one of those old yachts."

- MICHAEL KERSTING, KERSTING ARCHITECTURE

fascinated with the Ship House and I wondered how cool that would be, to have a house like a ship."

Very cool, as it turns out, thanks to Batson's firm, Tongue & Groove Custom Home Builder, based in Wilmington, and architects Michael Kersting and Toby Keeton of Kersting Architecture, also in Wilmington.

The three teamed up with Tongue & Groove's Bridgett Mazer and Spencer's wife, Christy, for the home's interior design.

But first the builders had to pound 60 pilings into the sand on site and pour a concrete cube atop. Then came the steel superstructure, followed by walls, windows and floor framing.

"It's like how Venice was built," Kersting says. "We were trying to keep the house as stiff as possible. If that pool were to start swaying, it could pick up momentum and be a real tragedy."

The pool is nothing short of astounding. A large stainless steel tub lined with mosaic tile, it was lifted by a crane onto the roof of the home. An ipe wood deck was pushed up against it and a fire ribbon was installed next to it. The terrace may look like a deck, but underneath, it's a flat floor.

"It was built by the best people around, and the pool company just happens to be in Wilmington," Keeton says. "They do pools in Miami and Dubai and all over the world, but they're just across the river from the house."

For the home's nautical theme, Kersting and Keeton offered their client a nostalgic look back at some of the great recreational boats of the 20th century.

"We presented the Chris-Craft and Riva type of yachts to bring into a piece of the architecture," Kersting says. "To shore up the nautical motif, natural mahogany is played against the white concrete panels to look like one of those old yachts."

Opposite the pool on the roof deck is a cabana that's modified with the hull of an older boat. The fore is a bar, the aft is an outdoor couch and the fiberglass boat itself is a vessel with special meaning for Batson.

"During the building phase, my younger brother perished as a commercial fisherman, but he had planned for the boat bar all along," Batson says. "So instead of going to the dump, we used his 31-foot Navy hull for the bar and seating. It honors my brother with a plaque, and at the same time people are having fun around it."

The home's natural setting is about as harsh as they come, leading its architects and builder to adapt to local customs as they designed it. "We took a hard look at things in the water – boats and docks and bridges," Kersting says. "We wanted to learn the lessons that boat builders incorporate into their designs."

That meant dealing thoughtfully with the effects of salt water and winds up to 130 mph, equivalent to a Category 3 hurricane. There's sunlight bouncing off the water too, along with high humidity and flooding.

"With the Atlantic, we get the added whammy of very, very humid summers," Keeton says. "It ain't Southern California – you kinda shouldn't build here."

But build they did, and they built this home to last. The mahogany is a renewable resource that holds up well in a difficult environment, and the glass is insulated with a UV coating to keep the sun out.

Shades are white and reflective for the same reason. And the western wall is mostly opaque, to avoid heat gain in summer.

Batson insists that it's neither a 50-year home nor a 100-year home, rather a 300-year home. "The only reason this house comes down is if someone tears it down," he says.

And if the elements are hard on it, its materials are designed to endure. While the average Figure Eight Island home has to be painted every three years – to the tune of \$35,000 to \$40,000 a pop – this one gets minimal annual maintenance. "You wash it and oil it once a year," Spencer says.

One unintended consequence of building on the Atlantic coast presented itself to Spencer early on in the construction process. A neighbor suggested to the new owner that his property had long ago been home to a shipwreck. And sure enough, an investigation yielded an historic find.

"We poked around in the brush and found iron spikes and the front of a hull," Spencer says. "We dug it up, and the state archeologist came out and was able to identify it as a ship that was lost in a great storm."

Indeed, as a letter from the archeologist notes, "On



April 17, 1877, the *Wilmington Star* reported an 'unknown schooner' broken in half and washed up on the beach at Rich's Inlet.

"Apparently enough of the lumber cargo washed up to lead some observers to speculate it was the lumber schooner *John S. Lee*, although there was no definitive proof," the letter continued.

"By the end of May, her owners were sending telegraphs to various ports inquiring about the vessel's whereabouts. No other references have been uncovered concerning the vessel, crew or passengers..."

Spencer mounted the remains on a pedestal, and took time to reflect on his experience on Figure Eight Island.

"I bought the lot, found a shipwreck and built a ship,"

THE DETAILS
For more information,
tongue-and-groove.com and
kerstingarchitecture.com.

he says. "And I was able to preserve that shipwreck. All of its souls were lost at sea – the captain, his wife and daughter – but now it's in a cradle for some

kind of permanence."

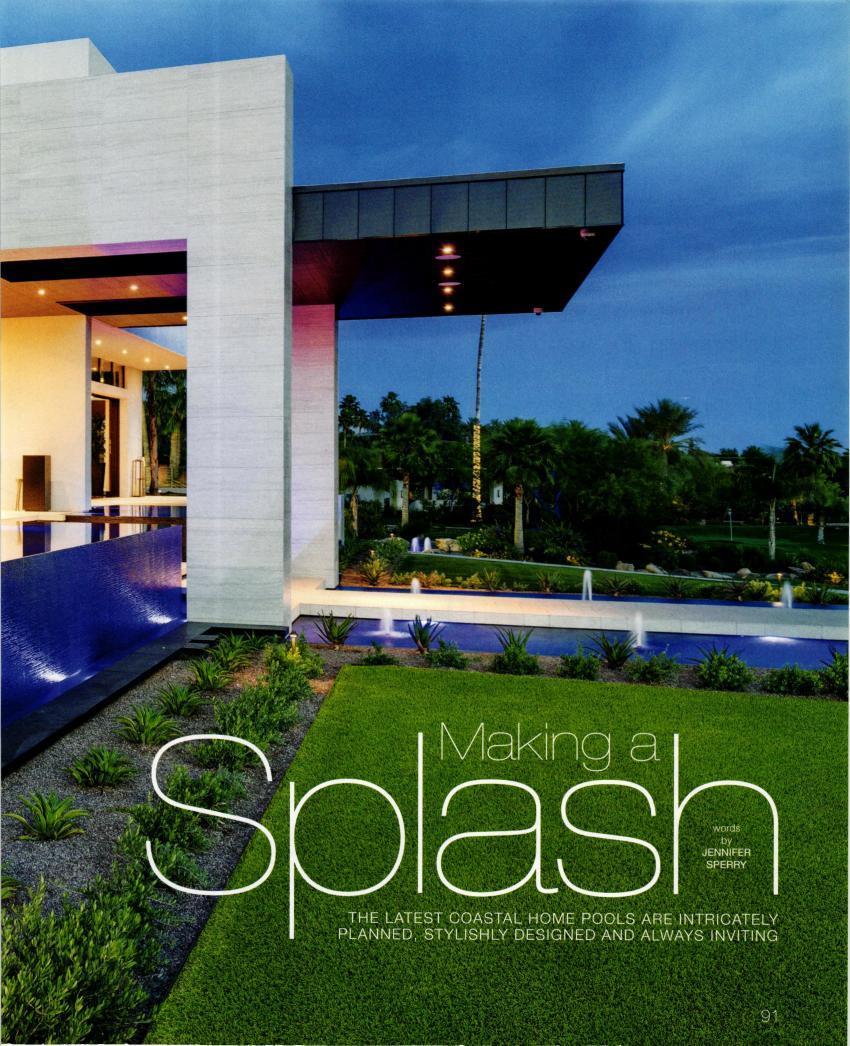
It's in good company, too, alongside a residence that's now at home on the rough-and-tumble Carolina coast. **Olh**

Island living
A maritime-style
bar, organic light
fixtures and coral
motifs in the living
spaces add to the
home's light-filled
coastal ambience.









Great fashion appears effortless, and so too does a great coastal pool. Its refined lines and placid surface hide great depths of planning, engineering and features. It's complicated to create, but super easy to enjoy.

Unlike fashion, however, pool trends take a while to percolate, with cutting-edge projects requiring a year or longer for completion. In the world of luxury pools – where each new project is highly customized – fresh design twists come in successive, visually provoking waves.

Already, 2017 is seeing a move away from the elaborate and the overt towards sleek, contemporary oases that communicate subtle sophistication. Here, industry experts discuss this trend and more, revealing what's on the horizon for coastal pool perfection.

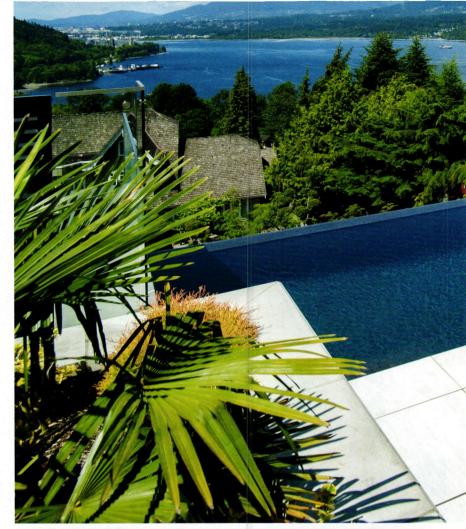
A POOL OF TALENT

The Master Pools Guild represents some of the top pool designers and builders in the U.S., but its members also hail internationally. "It's always exciting to see what's on-trend in different areas of the world," says Special Projects Manager Teri Wiltshire.

"At the start of each year, we poll our 100-plus membership and compile a list of the top observed trends," adds Wiltshire. "One that's been present for a while and is again overwhelmingly popular is clean, crisp, geometric design."

The infinity feature has been in use for decades now, and has contributed greatly to the clean-lined trend. But designers are continually upping the creative ante with new techniques. One dramatic example is the elevated perimeter overflow, where the entire pool vessel rises out of the ground, allowing water to spill over on all four sides.

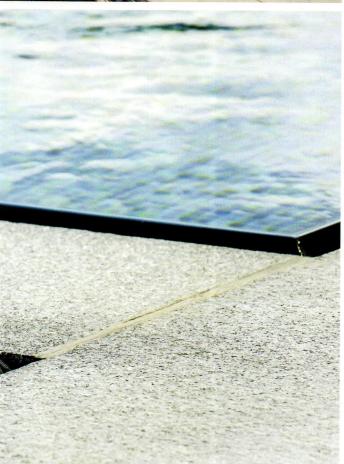
Edge technique is key to a polished end result that harmonizes with its coastal setting. "It's a very modern look, when a vanishing edge blends seamlessly with the horizon; aesthetically, it's











Take the plunge
Above left and right,
Alka Pools, based in
Vancouver, and fellow
Master Pools Guild
member Watermania,
located in Guatemala,
create stunning pools
for coastal homes.

Left, an example of a Lautner knife-edge perimeter overflow by Drakeley Pool Company, based in Connecticut. absolutely stunning," says Wiltshire.

Other ways that industry leaders are infusing geometric pools with visual drama include wrapping them around the corner of a home, abutting them against the glass wall of a living space or even cantilevering them off the edge of a building or property.

Extending the pool season is a promising glimpse into the future. "We continue to see more and more homeowners, even in the Northeast, keeping their pools open and heated through the winter," says Wiltshire. *masterpoolsguild.com*

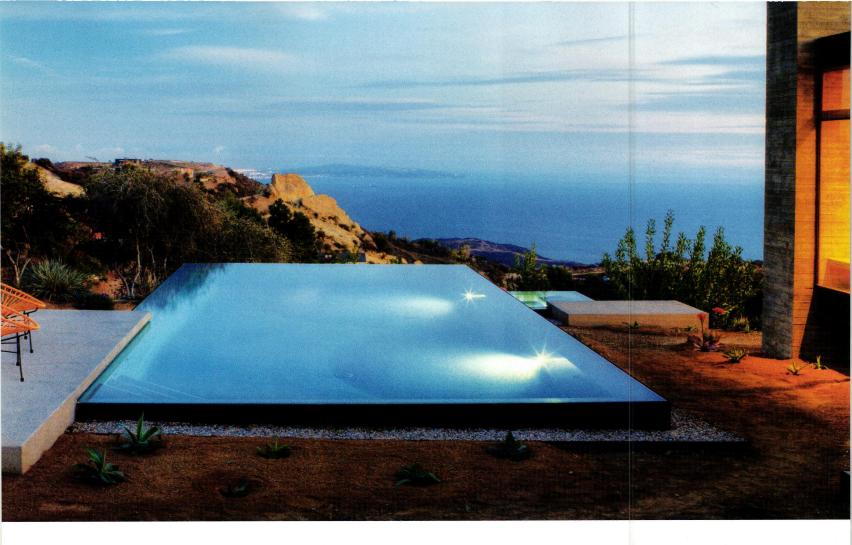
WATCH THIS SPACE

Another notable residential pool trend features knifeedge perimeter overflows, according to Bill Drakeley, principal of Drakeley Pool Company, located in Bethlehem, Conn.

"Over the past few years, we've seen a shift toward more organic coastal architecture and the idea of a 'continuation of space,' "he says.

"Clients want their outdoor spaces to relate to their natural surroundings, enhancing rather than distracting," he adds. "This follows the architectural style of John Lautner, a disciple and protégé of Frank Lloyd Wright."

The Lautner knife-edge perimeter-overflow is



a design where the water appears to float on the surrounding pool decking. "It's a stunning detail that understandably garners a 'wow' reaction," says Drakeley. *drakeleypools.com*

DESIGN DETAILS

Since 1998, Genesis has offered quality programs for industry professionals, continually advancing residential watershaping through education and inspiration.

Genesis University courses run the gamut from landscape design to pool construction, and its prestigious Society of Watershape Designers (SWD) denotes industry leaders.

Just 16 individuals have achieved the SWD top certification level, SWD Master, which recognizes not only work excellence but also professionalism, ethics and business acumen. SWD members are always evolving pool design and fostering new trends, with remarkable results. *genesis3.com*

According to SWD Master Paolo Benedetti of Aquatic Technology Pool & Spa in Calif., glass tile is popular now, and is here to stay long-term. "We've seen an explosion in requests; it's the hottest thing right now," he says.

Mosaics with small, three-quarter-inch tiles create a glimmering, shimmery effect, while installs with larger

tiles are usually monochromatic. "With our knowledge of color theory, light and physics," he continues, "designers can play with glass tiles to generate some really interesting effects, like pool water that appears red or purple."

Use of acrylic panels is on the rise, notes Benedetti. Acrylic has certain drawbacks, including a magnifying effect when looking into the pool, and the potential to show structural parts like lights that would normally be out of sight. It is preferable for applications when a pool abuts a living space.

"It's a cool effect for a bar or games room, for example, to have a window showing the people swimming by," says Benedetti. *aquatictechnology.com*

SWD Master Rick Chafey of Red Rock Pools and Spas in Arizona agrees that more modern, geometric designs are highly sought after right now.

"They often take considerably more expertise and precision to accomplish but, when complete, create some of the most amazing visual experiences and illusions," he says.

The availability of smaller lighting options and LED is allowing for unique effects, adds Chafey, while Baja shelves and play-depth sections for kids are being favored over deeper scenarios. *buildredrock.com*

"A lot of clients mentally picture swimming in their pool, but in reality, people tend to hang out on the

Tiles with style
Glass and mosaic
tiles are the hottest
thing in pool design
right now, say the
experts at Aquatic
Technology Pool &
Spa, above; Red
Rock Pools and
Spas, opposite top;
and Sage Outdoor
Designs, right.









Smart thinking Major advances in pool technologies by companies like Elite Concepts Inc., top left, and Pentair, bottom, are giving homeowners total control over their

pool experiences

HEALTH AND SAFETY

The nonprofit National Swimming Pool Foundation, based in Colorado Springs, promotes healthier living through aquatic activity. To Development Director Lauren Stack, a pool offers more than just relaxation; its health benefits are well documented and applicable to all ages.

"Just being in water up to your neck is very beneficial and increases blood flow. It's even better if you layer exercise on top of it," explains Stack.

Besides more strenuous laps, underwater treadmills and resistance currents allow for low-impact walking, she notes.

And don't forget little ones: "Our research shows that teaching a child to swim before age five not only reduces the risk of drowning, but also fosters a love of water that lasts a lifetime." *nspf.org*

SMARTEN UP

There are smart phones, smart homes – and smart pools. Pool automation has been around for years, but manufacturers are continually refining their systems for easier upgrades and more intuitive navigation.

Leading pool equipment manufacturer Hayward offers OmniLogic, which can control all aspects of a pool's function, from chemicals to heat to water features, from an app on a smart phone or tablet.

"You can control not just the pool but the entire backyard lighting system. It also connects with most home automation systems like Nest," explains Marketing Director Jeremy Jones. "Busy homeowners don't want multiple apps for their home." Even better, family members can save their favorite settings, creating themes for parties or quiet evenings at home. And the system is modular: expansion hardware easily incorporates a new water feature or landscape lighting.

Hayward's smart technologies go beyond just OmniLogic. Its TriVac pool cleaner automatically cleans the bottom as well as skims the surface; its salt chlorination systems provide more comfortable, convenient and affordable sanitization; and its TriStar variable speed pump saves massively on operating costs.

"Our objective is to make the pool experience less complicated and as enjoyable as possible," summarizes Jones. *hayward-pool.com*

Another global leader in pool equipment, Pentair recently unveiled ScreenLogic 2, which works with its automation systems to adjust sanitization, lighting and heat easily from a phone, tablet, Apple Watch or Amazon products like Echo, Dot and Fire TV.

"There's definitely a convenience and coolness factor to asking Alexa to manage and get status about your pool, no matter where you are in the world," says David MacCallum, Pentair's Senior Product Manager – Automation & Acu-Trol.

Efficiency is always on Pentair's priority list, which is why its new heaters with direct-fire titanium heat exchangers offer 96 percent thermal efficiency.

"That's the highest rating ever achieved," says Azur Dzindo, Pentair Product Manager – Heaters and Latin America. "This high-tech metallurgy resists water chemistry corrosion while reducing energy expenses and carbon footprint." *pentairpool.com* 0|H



WEST FACING WATERFRONT

Southampton. Five acres bordering a 31 acre preserve with 300 feet of waterfront and unobstructed views across Shinnecock Bay, this traditional residence has retained original details and patina, all indicative of the early 20th Century. Outdoor spaces afford a variety of activities, from tennis to the free-form pool and patio, to the Jacuzzi spa, gardens, and paths with footbridge over a picturesque pond. **\$28.5M WEB# 31654**



5 ACRES OF PROTECTED OCEANFRONT

Southampton. Contemporary residence superbly sited on world famous Meadow Lane. This home sits forward of neighboring houses affording views beyond the 200' of secure ocean frontage. Amenities include an oceanside pool enclosed in an atrium with a skylight offering protection from the weather, along with views of the surroundings and bayside tennis court all beautifully positioned behind the private gated entrance. **\$27M WEB# 15809**



FOREVER OCEANFRONT

Water Mill. Unparalleled coastline and panoramic ocean views from this 2 level shingle and clapboard dream home which has the look and feel of being aboard a Hinckley yacht. A protected setting with bulkheading and offering miles of white sand and 6-person beachside spa.

\$12.75M WEB# 41786



AMAGANSETT BROADVIEW WATERFRONT

Amagansett. This bay-front residence with nearly 7,000 SF on 3 finished levels features an open kitchen, great room, dining area and formal living room with waterfront views. The master suite offers bay view from the private balcony. There are 5 guest bedrooms, gym, wine room, theater, pool and garage.

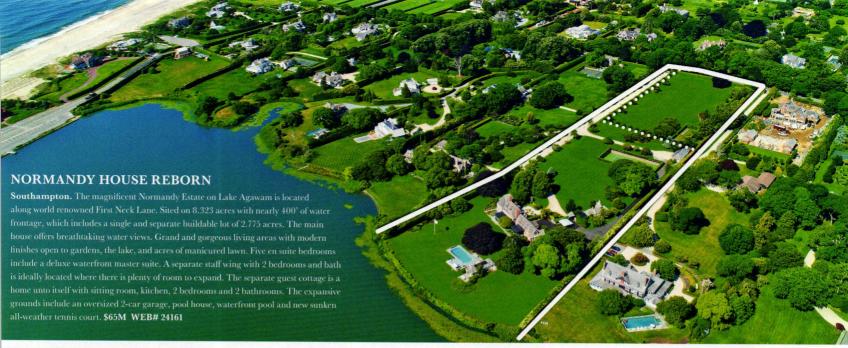
\$13.5M WEB# 53142



DUNE ROAD BRIDGEHAMPTON

Bridgehampton. On 2 acres of land, this home is exquisitely designed with terraces and rooftop lounge which provide 360 degree views perched above Dune Road. The 3,500 SF home boasts 4 bedrooms, 4.5 baths, office, heated pool with spa and nearly 3,000 SF of outdoor terraces and lounge areas. **\$16.5M WEB# 28587**

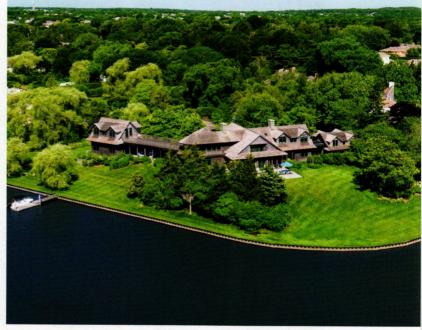
"Whether you are considering a luxury market property purchase or renting a home in one of our beautiful villages on the East End, 2017 in the Hamptons is the place to be and offers opportunities for everyone."





HAVE IT ALL IN SAGAPONACK

Sagaponack. This masterfully crafted residence in Sagaponack on 10 acres, features a superb 12,000 square foot floor plan including 8 bedrooms, 10 full baths, heated Gunite pool, Har Tru tennis court, home theater, billiards room and covered terraces for alfresco dinning and outdoor living rooms. Located on prestigious Parsonage Lane, a sanctuary unto itself. An opportunity to not be missed. \$24.995M WEB# 30703



WATER MILL ESTATE SECTION WATERFRONT

Water Mill. Incredible views and 500° of water frontage on 1.5 acres with beautifully appointed rooms which open out to the boat dock, pool, pool house and views of Meyer's Pond and Mecox Bay. There are 7 bedrooms and 9 baths which includes a 3 bedroom guest house, formal living room, dining room, media room and master suite with panoramic water views. **\$23M WEB# 54987**



TIM DAVIS

Licensed Associate RE Broker & Regional Brokerage Advisor East End
The Hamptons Luxury Market Leader

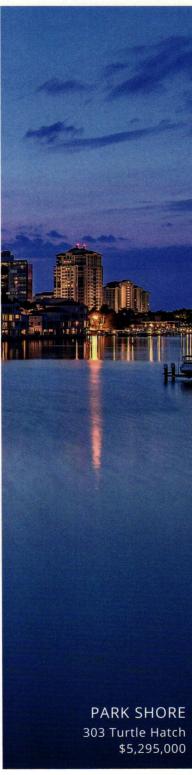
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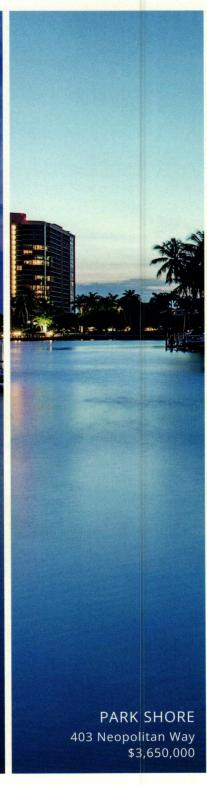
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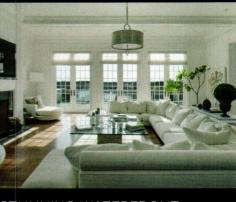
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Hamptons Luxury Portfolio





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Bridgehampton. This 14,000 SF traditional home is set on 3 acres with 107' of waterfront and dock on exclusive Long Pond. Amazing views from every room, incredible space for entertaining and heated gunite pool, pool house and tennis court. So private and peaceful yet short distance to ocean beaches and village. \$8.995M WEB# 2546345







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Southampton. This 4.5 acre property is in one of the most desirable locations in Southampton. It features 6 en suite bedrooms, 7 baths, a stunning stainless kitchen, magnificent living room, formal dining room and grand family room. Or build your own dream house; it's a great development opportunity. \$13.95M WEB# 3801410

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AMAZING SAGAPONACK OCEANFRONT

Sagaponack. This stunning 9,500 SF home has 7 bedrooms, 9 bathrooms and is perched high on the dunes with 2.6 private acres and 155 feet of oceanfront. It includes every amenity and comfort with chef's kitchen, pool and plenty of room for living inside and out. \$38.995M WEB# 3667660



MAGNIFICENT OCEAN VIEWS

Bridgehampton. An 11,000 SF gambrel-style estate on 2 acres overlooks protected farm fields all the way to the ocean with heated gunite pool and tennis. There is a dramatic double-height entry, great room, living room, dining room and professional kitchen. The master suite has a terrace and there is a 4,000 SF lower level. Incredible value! \$9.85M WEB# 3800943





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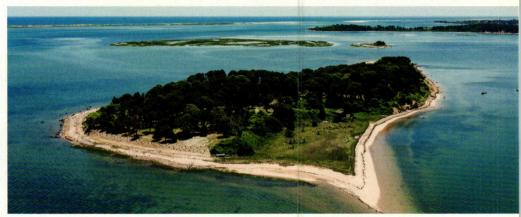
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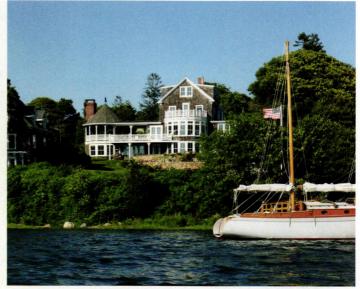
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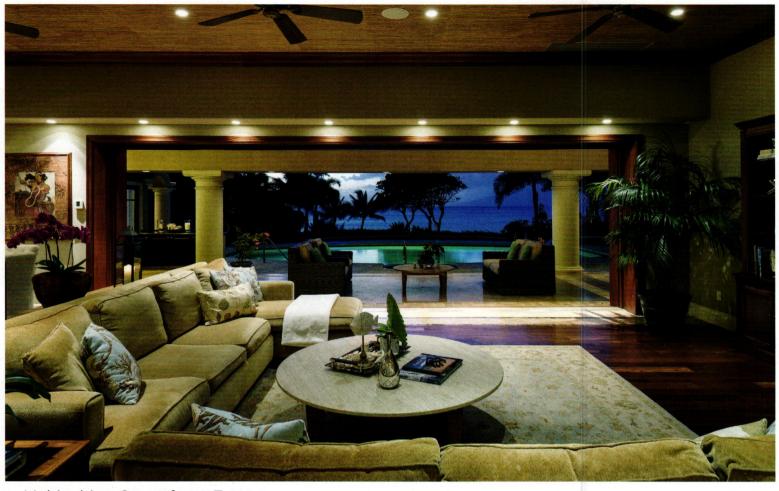
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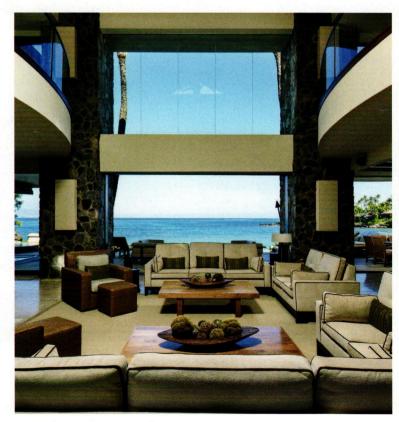
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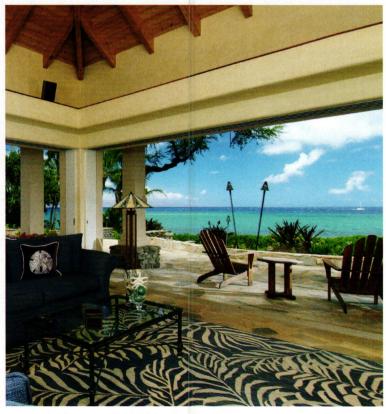
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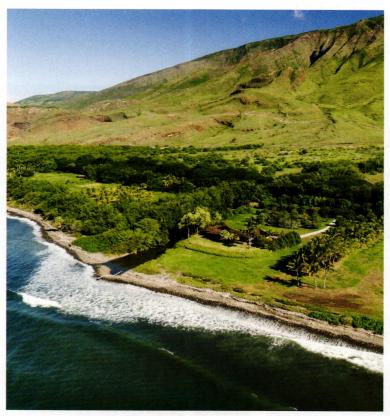
Mahinahina Oceanfront Estate



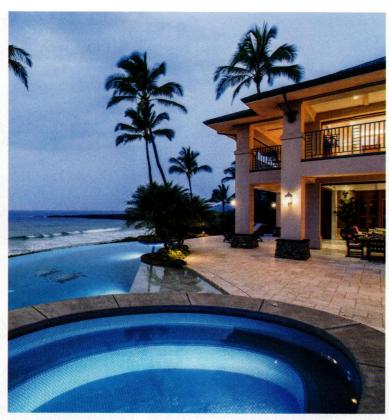
Kahana Oceanfront Estate



Mahinahina Oceanfront Estate



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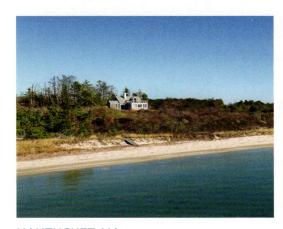
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396 JERUSALEM ROAD, COHASSET, MA 02025 LIST PRICE: \$4,295,000

Spectacular contempory home on the Cohasset's "Gold Coast" with expansive, unobstructed ocean views. Designed by Dolesal Architecture in Boston, this home offers an open floor plan, sophisticated yet cozy living. 6274 square of living space with 4 of 5 bedrooms ensuite. A major expansion and state of the art transformation was done in 2013. The chef's kitchen has every amenity. Extensive landscape design, including a custom, year round, 25 yard lap pool, done by Gregory Lombardi Design (Best of Boston Home 2014) and interior and addition architectural work done by LDa Architecture and Interiors. Walk to the public beach or look out from the spectacular fireplaced roof deck. Embrace a home that offers both family living and an amazing venue for entertaining.



31 BOW STREET, COHASSET, MA 02025 LIST PRICE: \$1,995,000

Walls of windows capture incredible unparalleled views of Little Harbor, this distinctive Nantucket shingle style home offering a unique ever changing panorama from sunrise to sunset. Amenities include spectacular custom kitchen, guest suite, spacious rooms & open floor plan living. Professionally designed & styled for today's discerning buyer.



38 ATLANTIC AVENUE, COHASSET, MA 02025 LIST PRICE: \$2,695,000

Iconic 1903 Italian Villa built high on 1.7 Ac. by Boston Architect George F. Newton in Sandy Cove neighborhood. This masterpiece offers panoramic ocean views, landmark presence, privacy with walled forecourt & yards. 12 rooms exquisitely restored in extraordinary detail include stunning façade upgrades, 7 zone HVAC, Brazilian walnut flooring, travertine baths, imported iron railings, base reliefs & mural, intricate moldings, Enrico Cassina hardware. Terraced gardens feature classic statuary, ponds, pergolas, fountains, mosaics, ceramics. Fabulous New Master Suite /Tower Room. Detached Carriage House/Garage.



25 MOUNT PLEASANT AVENUE, HULL, MA 02045 LIST PRICE: \$2,950,000

Spectacular water views from this stunning custom-built waterfront granite & shingle style home. Situated on a private lot overlooking Hingham Harbor Islands, with direct water access and 245 feet of water frontage with private beach and yacht mooring. Gorgeous grounds with professional landscaping. Exceptional craftsmanship & quality built in 2011, this meticulously cared for home is pristine. First floor is open concept, designed for family living and entertaining. Quarter sawn oak flooring throughout. It includes a gourmet kitchen designed by Faneuil Kitchen.



82 WHITEHEAD ROAD, COHASSET, MA 02025 LIST PRICE: \$3,395,000

Dramatic price reduction. This magnificent Open Air home captures dramatic views through crystal clear, floor to ceiling sliding glass panels that span the entire length of the home. The entire front and back of the home can be opened to the elements, creating a seamless transition to your own private beach. Soaring ceilings let ocean breezes flow through the home. This one of kind home is ON THE BEACH!

ON THE SOUTH SHORE AND THE ISLANDS.



322 JERUSALEM ROAD, COHASSET, MA 02025 LIST PRICE: \$3.965.000

Welcome to the Gold Coast! Enjoy Ocean views & breezes from almost every room in this spectacular Shingle style masterpiece reimagined for today's lifestyle by Patrick Ahearn Architect & brought to life by Fabrizio Construction. Luxury features are at every turn from the professional appliances in the custom kitchen to premium low maintenance exterior products used throughout. All 5 bedrooms are en suite. A nautically inspired 5th floor tower room has all the amenities to host a cocktail party with close friends or simply enjoy your morning coffee from the unparalleled roof deck- the views must be seen to be believed. Close to beaches, train, recreation & all the amenities you'll ever need. Welcome Home!



339 JERUSALEM ROAD, COHASSET, MA 02025 LIST PRICE: \$4,500,000

One of the South Shore's finest waterfront estates. Gracious 140 year old oceanfront mansion with sweeping panoramic views of Atlantic Ocean. Offered for the first time in 68 years. The 2.8 acre grounds includes two buildings and a vast lawn overlooking the ocean. The grand mansion is tucked seamlessly into the natural coastal landscape offering unparalleled beauty with which to enjoy the sunrise and sunset, as well as swimming, fishing and year-round entertaining.



21 GAMMONS ROAD, COHASSET, MA 02025 LIST PRICE: \$4,395,000

Spectacular waterfront estate property with 8050 sq ft of living space on a 2.3 acre setting complete with in ground pool, Jacuzzi, fire pit, sport court and waterfront dock to Little Harbor. The home features 6 bedrooms and a guest suite along with 2 large family rooms and an office. The open floor plan offers a state of the art gourmet kitchen which opens to the family room great for entertaining and family living. Newly added three car garage with storage are and three addition rooms. The home is located a short walk to town and to Sandy Beach.



6 DEEP RUN, COHASSET, MA 02025 LIST PRICE: \$4,195,000

Panoramic ocean views command your attention on this magnificent shingle-styled colonial built in 2006. Watch the sun rise and set from this home which has over 100+ feet of frontage on Jerusalem Road, the Gold Coast of the area. This home is a masterpiece of design and engineering. Features include an open floor plan for entertaining, gourmet kitchen, expansive dining room, decks and private backyard, three car garage and 2000+ sq' of lower level. In July of 2010 they added an additional two bedroom suite with full bath over the garage. In the third level added large dormer and finished large office space. In the lower level they also added a home theatre, wine cellar and a home gym.



134 BORDER STREET, COHASSET, MA 02025 LIST PRICE: \$3,295,000

Spectacular classic waterfront colonial which sits majestically on nearly 2 acres of waterfront property with refurbished private dock and direct access to Cohasset Harbor and the ocean beyond. Gutted to the studs in the year 2000 this home had a year-long renovation which resulted in a remarkable transformation of high-quality finishes, state-of-the-art kitchen & baths, and incredible outdoor gardens & pool that blend naturally with the coastal landscape. Located a short walk to the Cohasset Village.







THE POINT IS... Not all oceanfront property is created equal.



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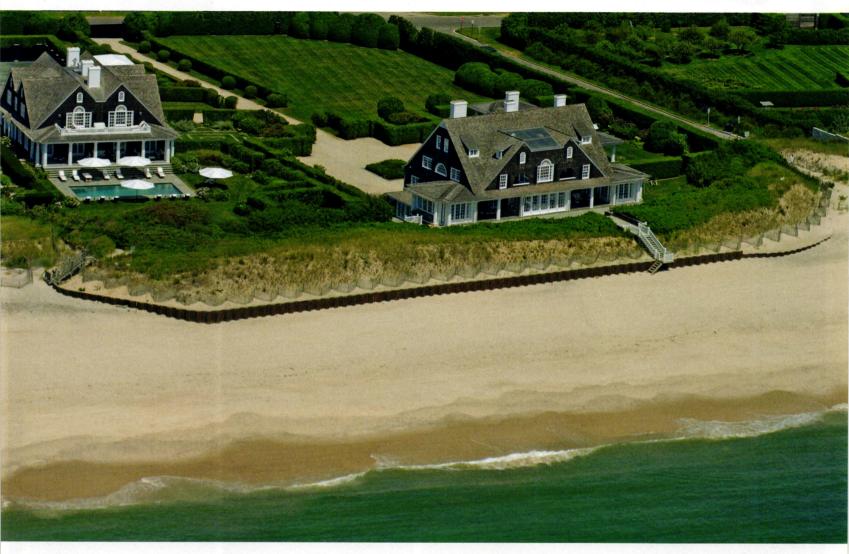
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Marblehead - \$3,899,000

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Swampscott - \$4,300,000

This extraordinary ocean front property perched high above the Atlantic offers unlimited views of the ocean and coastline and luxury living most can only dream of.



Marblehead - \$549,900

The perfect harbor front getaway. This 2 bedroom, 2 bath condo has been completely remodeled. Luxury, with a dock and direct water access. A permanent vacation spot.



Swampscott - \$5,990,000

An architectural masterpiece this amazing home perfectly blends unlimited ocean vistas, natural light, a gorgeous setting with the ultimate in luxury convenience.



Swampscott - \$1,270,000

Magnificent 4 bedroom, 3.5 bath, spacious contemporary home. Walk to a private beach and enjoy this wonderful oceanside community. Beautiful yard and a wonderful location.

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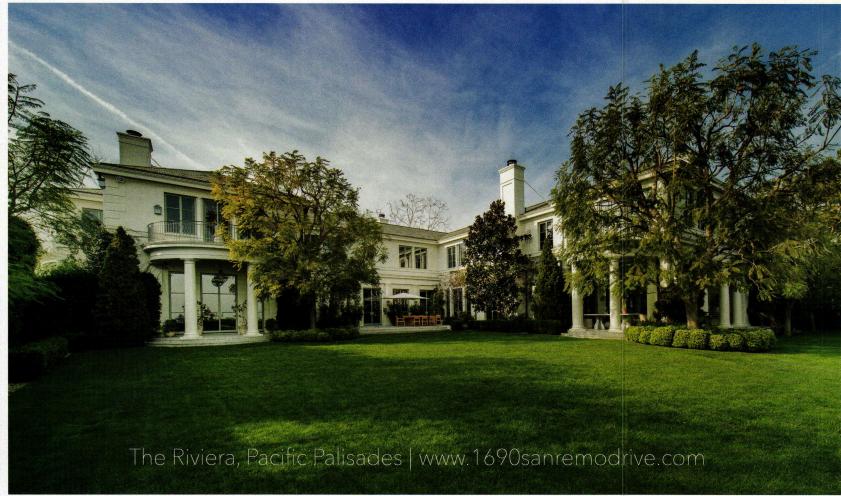
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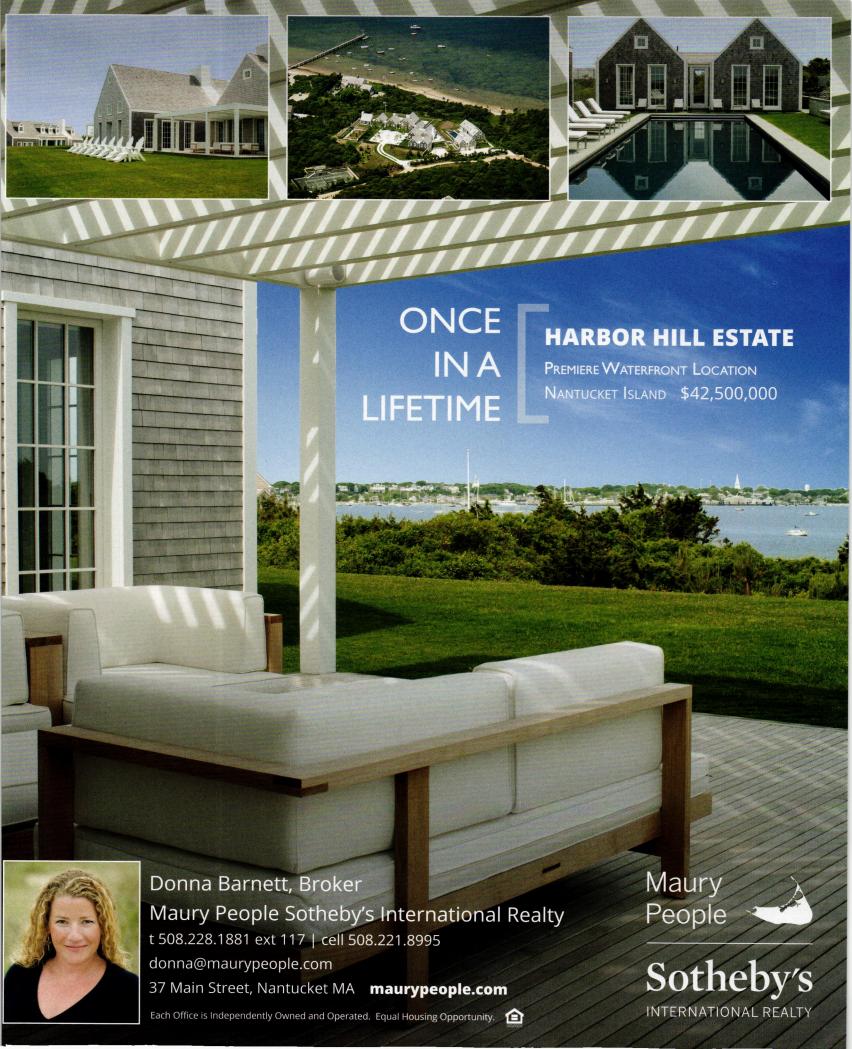






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450 JERUSALEM ROAD, COHASSET, MA

A magnificent 1.6 acre gold coast oceanview estate and building lot with a rambling classic 5-bedroom cape with vintage charm, 4 fireplaces, a gorgeous in ground heated pool and cabana overlooking the ocean plus a truly beautiful separate building lot. Privately nestled behind a low stone wall running along Jerusalem Road, this once-in-a-lifetime opportunity invites a renovation or rebuild of the house or a buyer may choose the option of building 2 new residences.

\$2,900,000



19 ELDREDGE LANE AT THE COOK ESTATE, COHASSET, MA

One of the finest Lindsay models at the Cook Estate! This 4600 sf home is uniquely cited with bucolic views of conservation land and the Atlantic Ocean beyond. Designed and built with attention to detail and top quality features: Sub Zero & Wolf appliances, cherry hardwood flooring, limestone and marble bath flooring/countertops and a 1700 sf walkout lower level with a Bose surround sound media room and french doors to an expansive bluestone patio.

\$1,325,000



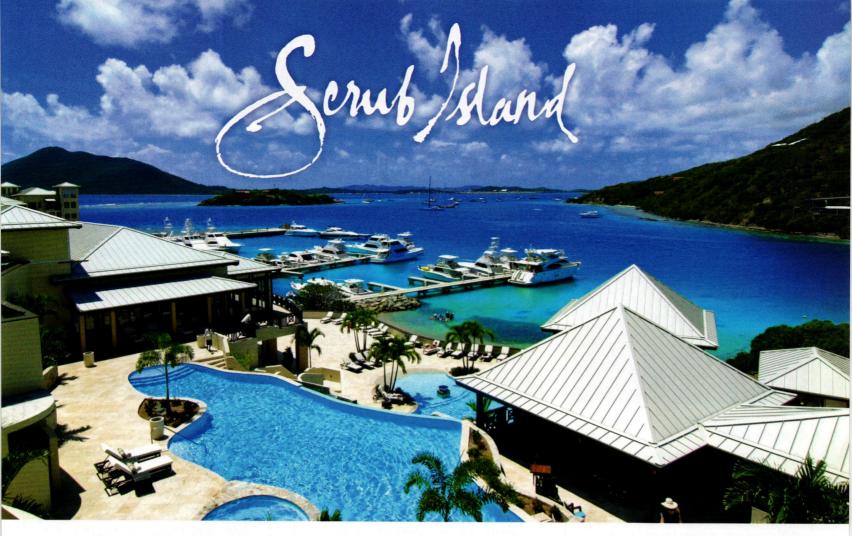
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Defining the lowcountry lifestyle of South Carolina starts with a sunrise over the Atlantic Ocean while waves break against the sandy shoreline. Afternoon boat rides through miles of winding creeks and marshlands are only to be followed by a sky painted sunset. This unique coastal lifestyle combines timeless design blended with the natural beauty that surrounds it.

Isn't it time you experienced the lowcountry of South Carolina?



12 Eastland Way Georgetown, SC

5 BR • 5.5 BA • 5,600 SQ FT • \$2,500,000

Imagine 150 degree views of windblown oaks and white sandy beaches, unspoiled and breathtaking. The excellent floor plan offers a wonderful flow through the spacious rooms which open onto outdoor low country porches providing elegant entertainment spaces inside and out and spectacular views of the ocean.



417 Beach Bridge Road Pawleys Island, SC

8 BR • 8.5 BA • 11,000 SQ FT • \$3,750,000

Imagine waking up to this view every morning with the sole purpose of making lifelong memories. Located in the private Prince George development, this gated community spans from the ocean to the Intracoastal Waterway to provide residents with the ultimate coastal lifestyle.



420 Ocean Green Drive Georgetown, SC

8 BR • 10.5 BA • 15,800 SQ FT • \$4,950,000

This waterfront estate commands over 3 acres of high ground overlooking acres of breathtaking marsh in an extremely private enclave that will impress the most discerning luxury buyer. Protected by the 17,500 acre wildlife refuge of Hobcaw Barony, never to be developed, it is also over 50 miles from its nearest oceanfront neighbor to the south.



410 Ocean Green Drive Georgetown, SC

4 BR • 4.5 BA • 6.600 SQ FT • \$1,799,000

Outstanding North Inlet estuary views in the Ocean Green section of DeBordieu Colony provide the perfect backdrop for this home. Bordered to the south by Hobcaw Barony, this home boasts exceptional craftsmanship with heart pine flooring and luxurious formal dining with gorgeous sunset views.



727 Beach Bridge Road Pawleys Island, SC

7 BR • 7_{Full} 2_{Half} BA • 8,900 SQ FT • \$3,650,000

Spanning the distance from the Atlantic Ocean to the Intracoastal Waterway, Prince George is one of the most sought after communities on the East Coast. The timeless appeal of low country living is evidenced by endless ocean and marsh views from almost every vista in this home.

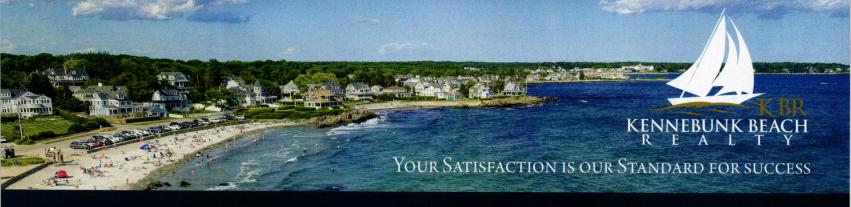


44 Eastland Way Georgetown, SC

7 BR • 7 BA • 8,300 SQ FT • \$3,499,000

This striking oceanfront home designed by Richard Molton is located at the southeastern boundary of DeBordieu Colony adjoining the Hobcaw Barony Nature Preserve. With 2 ½ miles of deserted beach leading to North Inlet, there is no property more perfect for the family who demands the absolute best of both location and privacy.

35 Capers Way, Pawleys Island, SC 29585 | 843.237.7711 or 843.546.4176 | peacesir.com





10 Ward Road Extension, Kennebunkport, ME

Located on Paddy's Creek within walking distance to the Village of Cape Porpoise and just a short drive to area beaches is this meticulously renovated home. The floor plan offers an abundance of natural light with open and inviting living spaces suitable to casual living and easy entertaining. From the state of the art kitchen to the exquisitely landscaped outdoor living space, experience the luxury and charm of this waterfront home. \$1,550,000



28 Skipper Joes Point Road, Kennebunkport, ME

A visit to Skipper Joe's Point will take you on a meandering drive through the Rachel Carson Preserve to an exquisite waterfront setting where panoramic ocean views will captivate! Sunlight radiates throughout this single level cottage that includes 3 bedrooms and 2 baths. This home is not just a location- it is a lifestyle. Truly a peaceful retreat! \$2,395,000



239 Sea Road #27, Kennebunk, ME

Nestled in the quiet setting of Sea Fields Condominiums yet just a short walk to Mother's Beach, the KBIA and Webhannet Golf Course, this meticulous condo has been well maintained and has had new windows and a Mitsubishi mini split system installed in the Spring of 2016. Enjoy a quiet afternoon by the heated pool, or walk the beautiful grounds of Sea Fields. \$335,000



8 Lords Point Road, Kennebunk, ME

Filled with dramatic elements, this stunning cottage was entirely renovated and winterized 1998-1999. Home was taken down to the studs and entirely rebuilt from the foundation up. Only a few original features remain – the most notable feature being a beautiful and graceful curved staircase. Open spaces flow together nicely while assuring a distinctive individuality to each room. Lovely wood floors and 2 gas fireplaces preserve the warmth of this yr-rnd home and

striking water views can be enjoyed from every window! \$3,200,000

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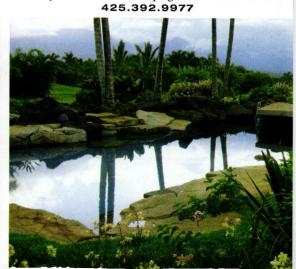
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